

IN RE:	PETITION FOR SPECIAL HEARING	*	BEFORE THE
	W/S Long Green Pike, 2400' N		
	of c/l Glen Arm Rd. #12314,	*	ZONING COMMISSIONER
	12322 & 12330 Long Green Pike		
	11th Election District	*	OF BALTIMORE COUNTY
	6th Councilmanic District		
	Legal Owner: Kevin C.	*	Case No. 95-23-SPH
	Fitzpatrick et ux, et al		
	Contract Purchaser: Neil M.	*	
	Graham, et al, Petitioners		
	* * * * *		

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the properties known as 12314, 12322 and 12330 Long Green Pike located near Glen Arm in northern Baltimore County. Approval and confirmation is sought for the subject R.C.2 property that same: (1) is now and has been, two pre-1979 lots of record between 2 and 100 acres each; and (2) the transfer of the post-1979 Fazzini (Hoffman/Hofmeir) Lot represented the utilization of one density unit; and (3) there are four R.C.2 density units on the property that can be allocated as shown on the site plan; and (4) the requested relief would be consistent with the spirit and intent of the zone. The subject property and requested relief are all as more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case were Kevin C. Fitzpatrick and Diane L. Fitzpatrick, property owners. Also present in support of the Petition were other adjacent property owners, namely, R. Darryl Brophy, Katharine A. Brophy, John Fazzini and Elizabeth Fazzini. Also appearing and testifying in support of the Petition was Alex Ratych, the surveyor who prepared the site plan, and Norman Gerber, a land planning/zoning expert. The Petitioners were represented by Douglas L. Burgess, Esquire. There were no Protestants, per se, present; however,

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Date

By

8/31/94
M. Dorch

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Bill Boehmer and Tabby Boehmer, his daughter, appeared as interested persons. Also present was Margaret Worrall from the Valleys Planning Council.

Mr. Ratych testified and presented the site plan. He also submitted a number of exhibits which demonstrated the chain of ownership of the subject property. The entire tract at issue is comprised of approximately 29 acres of land located immediately adjacent to Long Green Pike. This large tract is zoned R.C.2, but for a small sliver of the southern portion of same which is zoned M.L. The M.L. designation has no significance on the issue presented and apparently results from an inconsistency in the application of the zoning line to the property line.

In any event, testimony and evidence presented, including deeds evidencing prior ownership, show that the entire property was acquired by Ann H.F. Stick on or about December 30, 1976. It is significant to note that within Ms. Stick's deed of acquisition, the 29 acre property was described as containing two parcels. Specifically, parcel No. 1 was designated as a plot of ground containing 16.34 acres which lay immediately adjacent to Long Green Pike. To the rear was land known as parcel No. 2, containing approximately 12.49 acres.

This date of acquisition and property designation within the deeds is significant because of the date of adoption of R.C. zoning in Baltimore County. That classification was enacted by the County Council in November of 1979 and that date is to be applied in determining what lots of record existed at that time. Specifically, the regulations provide that any R.C.2 lot of record between 2 and 100 acres duly recorded in the Land Records of Baltimore County in November of 1979 can be subdivided so as to create two building lots. Thus, since parcels 1 and 2 were clearly each a

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Date 8/31/94
By M. Hovak

RECORDED

lot of record, the Petitioners allege that four building lots (aka density units) were available as of November of 1979.

The property was conveyed from the Estate of Mrs. Stick to Louis and Nancy Hoffman and later to John and Deborah Hofmeir. In August 1992, a five acre parcel was conveyed from Mr. and Mrs. Hofmeir to the present property owners, John J. Fazzini and Elizabeth P. Fazzini. It is of interest to note that this five acre parcel is actually comprised of portions from both parcel No. 1 and parcel No. 2. The Fazzini property, now known as lot No. 1, is on the northeast corner of the site and is presently being developed with a single family house. The house is near completion and will be occupied shortly. Moreover, written statements were received from both Mr. and Mrs. Hoffman and Mr. and Mrs. Hofmeir, as well as oral testimony from Mr. Fazzini, that the subject five acre lot was intended to utilize one density unit. Thus, one building lot has been created from the original tract and it is clear that the Fazzini property cannot and should not be further subdivided.

As to the balance of the tract, it was subsequently acquired by the Petitioners, Kevin and Diane Fitzpatrick. From the 24 acres acquired by the Fitzpatricks, they have conveyed the balance of parcel 2, comprised of 9.5495 acres to a construction company for development. Apparently, construction of a single family dwelling has just commenced on that rear lot. Access to that rear lot will be by way of an easement/right-of-way from Long Green Pike through Parcel No. 1. As to parcel No. 1, the Petitioners propose a subdivision of same so as to create two additional building lots. One lot will be immediately adjacent to Long Green Pike and will be 5.0485 acres in area. The second lot will contain 9.5160 acres. All four of these lots are shown on the site plan and the devolution of

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Date

By

title of the entire tract is shown on Petitioners' Exhibits 5A thru 5F which contain both the boundaries and deeds of the properties conveyed.

The Petitioners come before me seeking special hearing relief to legitimize the prior transfer of the Fazzini lot and to establish that four density units can be utilized. It is to be noted that there is no objection from adjoining property owners, or the County, to the Petition. In fact, correspondence from Wally Lippincott from the Office of Planning and Zoning that the proposed lots will not be adverse on the agricultural character of this tract. In this regard, testimony was presented that there are no crops being farmed on the site; rather, the property is entirely wooded. Moreover, there is no adverse comment from any County agency, including the Office of Planning and Zoning and/or the Department of Environmental Protection and Resource Management.

After consideration of the testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing. It is clear that, as of November 1979, four building lots were available for the overall tract. Clearly, parcel 1 and parcel 2 were identifiable lots of record and distinct properties, at that time. Since each parcel was between 2 and 100 acres in size, two density units were attributable to each.

Let it also be noted that I am appreciative of the concerns expressed by Mrs. Worrall's on behalf of Valleys Planning Council. She was particularly concerned about the creation of the Fazzini lot, and that same contains land from both parcel 1 and parcel 2. To a certain extent, the creation of the Fazzini lot did result from the subdivision of both parcel 1 and parcel 2. Clearly, each parcel can only be subdivided one time. However, the testimony and evidence presented was that the grantors and grantees in that instance intended to utilize only one density unit when the Fazzini lot was created. Therefore, although approving the Peti-

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Date

8/31/94

By

M. Morale

tion, I will enter a restriction within my Order prohibiting additional subdivision of that lot, or the balance of the tract, other than as shown on the site plan. Clearly, the creation of the Fazzini tract is a situation unique to this property. There is no evidence that a grant of the Petition will be detrimental to the health, safety or general welfare of the locale. To the contrary, granting of the relief requested is clearly consistent with the spirit and intent of the regulations as well as the R.C. zoning classification.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31ST day of August, 1994 that, pursuant to the Petition for Special Hearing, approval for the subject R.C.2 property that same: (1) is now and has been, two pre-1979 lots of record between 2 and 100 acres each; (2) the transfer of the post-1979 Fazzini (Hoffman/Hofmeir) Lot represented the utilization of one density unit; (3) there are four R.C.2 density units on the property that can be allocated; and (4) the requested relief would be consistent with the spirit and intent of the zone, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The relief granted herein will allow a subdivision of the original 29 acre tract only as shown on the site plan, marked as Petitioners' Exhibit No. 1. There shall be no further subdivision of the original 29 acre tract

acquired by Mrs. Stick in 1976. Moreover, the property designated on the site plan as the Fazzini lot may not be further subdivided and constitutes the utilization of one density unit.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

ORDER RECEIVED FOR FILING

Date

By

8/31/90
M. Hord

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 30, 1994

Douglas L. Burgess, Esquire
Nolan, Plumhoff and Williams, Chartered
Suite 700, Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204

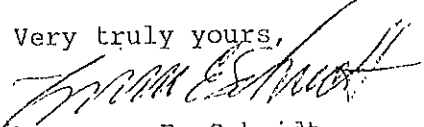
RE: Petition for Special Hearing
Case No. 95-23-SPH
Legal Owners: Kevin C. Fitzpatrick, et ux, et al
Contract Purchasers: Neil M. Graham, et al Petitioners

Dear Mr. Burgess:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

cc: Mr. and Mrs. Kevin Fitzpatrick
Mr. and Mrs. R. Darryl Brophy
cc: Mr. and Mrs. John Fazzini

RECEIVED
AUG 31 1994
BALTIMORE COUNTY



Petition for Special Hearing

95-23-SPT

to the Zoning Commissioner of Baltimore County

for the property located at 12314, 12322, 12330 Long Green Pike, Glen Arm, Maryland
which is presently zoned R.C.2

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See "Attachment A"

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s):

John J. Fazzini

John J. Fazzini

Elizabeth P. Fazzini

Elizabeth P. Fazzini

16 Airway Circle, Apartment 1D

Address

Towson, Maryland 21286

City State Zipcode

See "Attachment B" for
Contract Purchasers

Attorney for Petitioner:

Douglas L. Burgess, Esquire

Nolan, Plumhoff & Williams, Chartered

(Type or Print Name)

Douglas L. Burgess

Suite 100, Court Towers
210 West Pennsylvania Avenue

Address Phone No. 823-7800

Towson, Maryland 21204

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Kevin C. Fitzpatrick

(Type or Print Name)

Kevin C. Fitzpatrick

Signature

Dianne Lynne Fitzpatrick

(Type or Print Name)

Dianne Lynne Fitzpatrick

Signature

1730 Ryewood Road

Address Phone No.

Baltimore, Maryland 21234

City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr
unavailable for Hearing

the following dates * Next Two Months

ALL * OTHER

REVIEWED BY: MDK DATE 7/22/94

* see attached chart



ATTACHMENT A

and confirm that the subject R.C.2 property: (1) is now, and has been, two pre-1979 lots of record between 2 and 100 acres each, and (2) the transfer of the post-1979 Fazzinini (Hoffman/Hofmeir) Lot represented the utilization of one density unit, and (3) there are four R.C.2 density units on the property that can be allocated as shown on the site plan, and (4) the requested relief would be consistent with the spirit and intent of the zone.

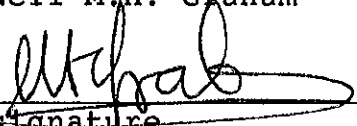
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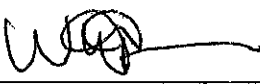
ATTACHMENT B

Contract Purchasers for property on attached Petition for Special Hearing:

1. Neil M.H. Graham

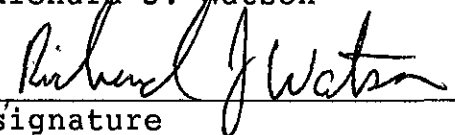

signature

Nicole H. Graham

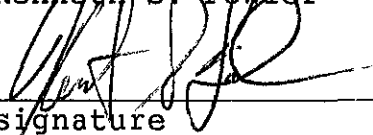

signature

Address:
34 Southwark Bridge Way
Lutherville, Maryland 21093

2. Richard J. Watson

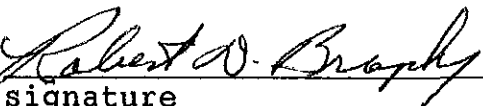

signature

Kenneth S. Fowler

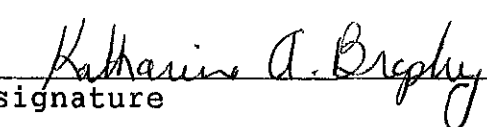

signature

Address: (tenants in common)
12017 Glen Arm Road
Glen Arm, Maryland 21057

3. Robert D. Brophy

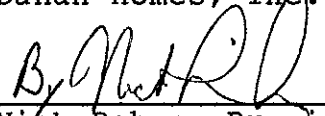

signature

A.
Katharine D. Brophy


signature

Address:
63 Odeon Court
Baltimore, Maryland 21234

4. Dahan Homes, Inc.


Nick Dahan, President
Dahan Homes, Inc.
2231 Conowingo Road
Belair, MD 21014

7501C(1)

95-23-SPH



ZONING DESCRIPTION
FOR 12314 LONG GREEN PIKE
11TH ELECTION DISTRICT TO 6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Alexander P. Ralych, Prof. L.S.
Paul K. Francis, P.E.
Paul A. Ralych, Prop. L.S.
John S. Smith, P.E.

BEING Parcel 1 in the Deed by and between Kevin C. Fitzpatrick and wife and Kevin C. Fitzpatrick and wife dated April 27, 1994 and recorded in Liber 10492, at Folio 150.

BEGINNING FOR THE SAME at an iron pipe on the Westerly right-of-way line of Long Green Pike, 60 feet wide, and at the beginning of the above mentioned Parcel 1 and then binding along the outlines of said parcel the following 11 courses and distances: 1) by a curve to the left having a radius of 380.00 feet for an arc length of 56.95 feet and a chord of South 12 degrees 15 minutes 47 seconds East 56.90 feet and then 2) South 16 degrees 33 minutes 26 seconds East 57.33 feet to a point on the Southerly termination of said 60 feet wide right-of-way; thence crossing Long Green Pike 3) North 73 degrees 26 minutes 34 seconds East 30.00 feet to a point in the centerline of Long Green Pike; thence crossing and recrossing Long Green Pike 4) South 15 degrees 02 minutes 34 seconds East 286.98 feet 5) South 39 degrees 38 minutes 45 seconds West 297.00 feet 6) South 56 degrees 08 minutes 45 seconds West 198.00 feet and 7) South 37 degrees 38 minutes 45 seconds West 254.10 feet, to a point on the Northwest side of said Pike; thence leaving Long Green Pike and running 8) North 65 degrees 06 minutes 15 seconds West 780.95 feet 9) North 47 degrees 05 minutes 37 seconds East 758.68 feet 10) South 09 degrees 11 minutes 11

#23

7427 Harford Road
Baltimore, Maryland 21234-7160
(410) 444-4312
Fax: (410) 444-1647

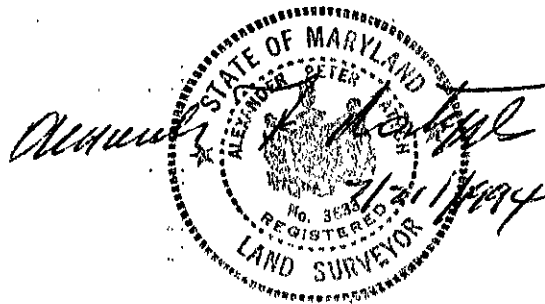
95-23-SPH

ZONING DESCRIPTION
FOR 12314 LONG GREEN PIKE
11TH ELECTION DISTRICT TO 6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
PAGE 2

seconds East 11.37 feet 11) North 80 degrees 48 minutes 25
seconds East 534.75 feet to the point of beginning;
containing 14.5645 acres more or less.

07/21/94

LGP11.DSC



RECORDED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-73-SP#

District 11th Date of Posting 9/5/94
Posted for: Special Hearing
Petitioner: Kerin & Dianne Fitzpatrick, et al. & Neil M. Graham, et al
Location of property: 12314, 12322, & 12330 Long Green Pike, W/S
Location of Signs: Facing roadway, on property being zoned
Remarks: _____
Posted by M. H. Hasty Date of return: 9/5/94
Signature
Number of Signs: 1

RECORDED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-23-SPH
(Item 23)

#12314, #12322, and
#12330 Long Green Pike
W/S Long Green Pike,
2400' N of c/l Glen Arm
Road

11th Election District

6th Councilmanic

Legal Owner(s):

Kevin & Dianne
Fitzpatrick and John & Elizabeth Fazzini

Contract Purchaser(s):

Nail M. Graham, et al

Hearing: Thursday,

August 25, 1994 at 9:00

a.m. in Rm. 118, Old

Courthouse.

Special Hearing to approve and confirm that the subject R.C.-2 property: (1) is now, and has been, two pre-1979 lots of record between 2 and 100 acres each; (2) the transfer of the post-1979 Fazzini (Hoffman/Holmeir) lot represented the utilization of one density unit; (3) there is one R.C.-2 density unit on the property that can be allocated to the

on the site plan; and (4) the requested relief would be consistent with the spirit and intent of the zone.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 5, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug. 4, 1994.

THE JEFFERSONIAN,

A. H. Henickson

LEGAL AD. - TOWSON

~~Advertisement~~

DO NOT WRITE IN THESE SPACES



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-23-SPH

Account: R-001-6150

Number

Date 7/22/94

Taken In By: JSD/K

Item Number: 23

Fitzpatrick - 12314, 12322, 12330
Long Green Pike

040 - Special Hearing (all others) - \$250.00

080 - 1 sign posting - \$35.00

Total

\$285.00

MICROFILMED

02A02WD362N1 HRC

1285.00

BA 0010#14AM 7-22 94

Please Make Checks Payable To: Baltimore County

Item Number: 23
Planner: MJK
Date Filed: 7-22-94

P E T I T I O N P R O C E S S I N G F L A G

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

✓

The following information is missing:

Descriptions, including accurate beginning point

Actual address of property

Zoning

Acreage

Plats (need 12, only ____ submitted)

200 scale zoning map with property outlined

Election district

Councilmanic district

BCZR section information and/or wording

Hardship/practical difficulty information

✓ Owner's ~~signature (need minimum 1 original signature) and/or~~
~~printed name and/or address and/or telephone numbers~~

Contract purchaser's signature (need minimum 1 original
signature) and/or printed name and/or address

Signature (need minimum 1 original signature) and/or
printed name and/or title of person signing for legal
owner/contract purchaser

Power of attorney or authorization for person signing for
legal owner and/or contract purchaser

Attorney's signature (need minimum 1 original signature)
and/or printed name and/or address and/or telephone number

Notary Public's section is incomplete and/or incorrect
and/or commission has expired

Baltimore County Government
Office of Zoning Administration
and Development Management

#23

111 West Chesapeake Avenue
Towson, MD 21204



(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 23

Petitioner: Kevin C. Fitzpatrick

Location: 12314 Long Green Pike

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Kevin C. Fitzpatrick

ADDRESS: 1045 Taylor Ave, Suite 107
Towson, Md. 21286

PHONE NUMBER: 665-8839

AJ:ggs

MICROFILMED

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-23-SPH (Item 23)

#12314, #12322, and #12330 Long Green Pike

W/S Long Green Pike, 2400' N of c/l Glen Arm Road

11th Election District - 6th Councilmanic

Legal Owner(s): Kevin & Dianne Fitzpatrick and John & Elizabeth Fazzini

Contract Purchaser(s): Neil M. Graham, et al

HEARING: THURSDAY, AUGUST 25, 1994 at 9:00 a.m. in Rm. 118 Old Courthouse.

Special Hearing to approve and confirm that the subject R.C.-2 property: (1) is now, and has been, two pre-1979 lots of record between 2 and 100 acres each; (2) the transfer of the post-1979 Fazzini (Hoffman/Hofmeir) lot represented the utilization of one density unit; (3) there are four R.C.-2 density units on the property that can be allocated as shown on the site plan; and (4) the requested relief would be consistent with the spirit and intent of the zone.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Kevin C. Fitzpatrick
John J. Fazzini, et al
Douglas L. Burgess, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

August 19, 1994

(410) 887-3353

Douglas L. Burgess, Esquire
Nolan, Plumhoff & Williams, Chtd
210 West Pennsylvania Avenue
Suite 700, Court Towers
Towson, MD 21204

RE: Item No. 23, Case No. 95-23-SPH
Petitioner: Kevin C. Fitzpatrick, et ux
Petition for Special Exception

Dear Mr. Burgess:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 22, 1994, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

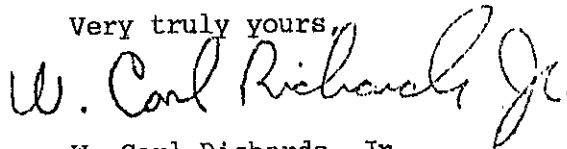
1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

ENCLOSURE

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr." The signature is written in dark ink and is positioned above the typed name.

W. Carl Richards, Jr.
Zoning Coordinator

WCR:jw

Enclosures

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

August 9, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #23 - Fitzpatrick Property
12314 Long Green Pike
Zoning Advisory Committee Meeting of August 1, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Forest Conservation Regulations will apply.

Ground Water Management

Soil percolation tests have been conducted. Well permits have been issued.

✓
JLP:DL:TE:sp

FITZPATR/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/29/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 15, 16, 17, 18, 19, 21,
22, 23 AND 24.

RECEIVED

AUG 1 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

O. James Lightizer
Secretary
Hal Kassoff
Administrator

7-29-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: +23 (MJK)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for *DAVID N. RAMSEY, ACTING CHIEF*
~~John Contestabile, Chief~~
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

RE: PETITION FOR SPECIAL HEARING *
#12314, #12322, and #12330 Long Green
Pike, W/S Long Green Pike, 2400' N *
of c/l Glen Arm Road, 11th Election
District, 6th Councilmanic *

Kevin & Dianne Fitzpatrick and *
John & Elizabeth Fazzini
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CASE NO. 95-23-SPH

95-23-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to Douglas L. Burgess, Esquire, Nolan, Plumhoff & Williams, 210 W. Pennsylvania Avenue, Suite 700, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

RECORDED

RECEIVED

AUG 8 1994

ZADM

Dear *Sum*
Yulber
Thanks. dates
Doug. O.K.

Conflict Date
DOUGLAS L. BURGESS, ESQ. 7/19/94 - Page 1

Please do not set
on X dates
#23

August 1994						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 10:00AM PHH/SOROAKA(<i>X</i>	2 9:00AM ASHMAN SETTLEMENT(S) <i>X</i>	3 4:00PM ANNAPOLIS LIQUOR HRG. <i>X</i>	4	5	6
7	8 TGIF GRAND OPENING <i>X</i>	9	10	11 8:30AM CHASE BREAKKFAST <i>X</i>	12 9:00AM BERT V MITCHELL	13
14	15	16	17	18 6:30PM missions committe 7:00PM ADMIN. BOARD	19	20
21	22	23	24 10:00AM SMALL BOA HRG <i>X</i>	25	26	27
28	29	30	31			

August 1994

Dates open

DOUGLAS L. BURGESS, ESQ. 7/21/94 - Page 1

September 1994						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2 1:00PM WP/TRAGESER	3
4	5 LABOR DAY OFF	6 VACATION	7 VACATION	8	9 SMALL CASE BOA	10
11	12	13	14	15	16	17
18	19	20 8:30AM DR. BERT	21	22	23	24 10:00AM SWAP MEET
25	26	27	28	29	30	

October 1994						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 OUTER BEACHES REALTY
2	3 pt/parker arg. during next 2 weeks	4	5	6	7	8
9	10	11	12	13 6:00PM bill shepard	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

November 1994						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13 LARRY'S B DAY	14 vacation	15 vacation	16 vacation	17 vacation	18 vacation	19
20	21	22	23	24 THANKSGIVING	25 FIRM OFF	26
27	28	29	30			

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

BILL BOEHMER

12303 LONG GREEN PK

TABBY BOEHMER

" " "

MACRO-TECH

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

<u>NAME</u>
KEVIN FITZPATRICK
Dianne Lynne Fitzpatrick
Katharine Ann Brophy
R. Darryl Brophy
Elizabeth Fazzini
John Fazzini
DOUG BURGESS
ALEX RATYCH
NORMAN GERBER

<u>ADDRESS</u>
1730 RYEWOOD RD BALT
1730 Ryewood Rd, Balto 21234
63 Odeon Court
63 Odeon Court
12330 Long Green Pike
12330 Long Green Pike
210 W. PENN. AV #700
7427 HARTFORD RD 21234
35 PICBURN CT 21030



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

Exhibits

1. Site Plan

2. Aerial

3. Zoning - 200 Scale Map

4. Tax Map

5. Devolution and Color Coded

Charts Since 1979

A. _____

B. _____

C. _____

D. _____

6. Topography

7743C/22

MICROFILMED

This Deed, Made this 30th day of DECEMBER, in the year one thousand nine hundred and seventy - six, by and between DONALD S. CARTER, party of the first part, Grantor; and ANNE H.F. STICK, party of the second part, Grantee.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantee, her heirs, personal representatives and assigns, in fee simple, all

----- those ----- lot(s) of ground
situate in the Eleventh Election District of Baltimore County -----
in the State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE FIRST at remains of and in the place where formerly stood a bounded chesnut tree, the beginning of a lot containing about six acres, conveyed by Margaret Gittings to John S. Gittings, said tree being also a boundary of the land formerly belonging to Hale and of John V. Wilson's land, and running thence bounding on said Wilson's outline as corrected for variation, North forty-four degrees and one-fourth of a degree East eighty-two perches and fourteen links, to the end of the first line of Robert Roach's lot, thence binding on said first line reversely as corrected, South fifty-eight degrees and one-half of a degree East twelve perches to the beginning of said Roach's lot on the northwest side of said Turnpike Road, thence crossing and recrossing said road, South 15 degrees west thirteen perches and three-tenths of a perch to a point on the northwest side of the road, thence with and crossing said road, South twenty degrees East twenty-one perches and one-third of a perch to a point on the Southeast side of said road, thence crossing and recrossing said road, South thirty-four degrees and one-fourth of a degree West eighteen perches to a point on the southeast side of the road, thence in the road South fifty degrees and three-quarters of a degree West twelve perches, thence South thirty-two degrees and one-fourth of a degree West fifteen perches and four-tenths of a perch to a stake on the northwest side of the Turnpike at the end of the second line of the lot conveyed by Margaret Gittings to John S. Gittings before referred to, thence with the given line of said lot North seventy degrees and one-half of a degree West forty-seven perches and one-third of a perch to the beginning. Containing sixteen acres, one rood and twenty-eight square perches of land, more or less.)

SAVING AND EXCEPTING therefrom so much of said parcel as was conveyed to Baltimore County, Maryland by Deed dated April 5, 1976 and recorded among the Land Records of Baltimore County in Liber EHK, JR No. 5629, folio 768.

BEGINNING FOR THE SECOND at a stone planted at a point where formerly stood a chestnut tree, a boundary of the above named tract of land and running thence and bounding on Goodwin Wilson's land North forty-four degrees west nineteen and one-tenth perches to a stone planted, a corner of the lands of said J. Wilson and L. Street, thence bounding on L. Streets land north forty-nine and one-quarter degrees west thirteen and four-tenths perches to a stump and notch on fence, thence bounding on land of John V. Wilson two courses viz: North forty-nine degrees east forty-seven and eight tenths perches to a poplar tree near a spring and north eighty-two degrees east forty-eight and one-half perches to intersect the line heretofore dividing the lands of said J.V. Wilson and Robert Roach at a stone planted thence bounding on said line south forty-five and one-quarter degrees west eighty-five and nine-tenth perches to the beginning. Containing twelve acres, two roods, and twelve square perches more or less.)

BEING part of the property which by Deed dated May 8, 1969 and recorded among the Land Records of Baltimore County in Liber OTG No. 4989, folio 130, was granted and conveyed by Elva Roach Bachman and Harold Bachman, her husband to the Grantor herein.

889 7 0800 7

1,125.00 450

MICROFILMED

Pet 5A

Together with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold the said described lot(s) of ground and premises, unto and to the use of the said Grantee, her heirs, personal representatives and assigns, in fee simple.

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand(s) and seal(s) of the said grantor(s):

WITNESS:

Doris M. Daniel
DORIS M. DANIEL

Donald S. Carter [Seal]
DONALD S. CARTER

00140000 F0000000 LL-2-...
00140000 F0000000 LL-2-...
00140000 F0000000 LL-2-...
00140000 F0000000 LL-2-...

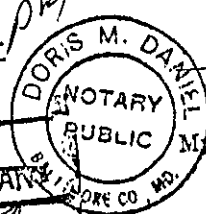
[Seal]

State of Maryland, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 30th day of DECEMBER, 19 76,
before me, a Notary Public of the State aforesaid, personally appeared _____
_____ DONALD S. CARTER _____

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, who signed the same in my presence, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.



Doris M. Daniel
DORIS M. DANIEL Notary Public

Rec'd for record JAN 3 1977

Per Elmer H. Kahlino, Jr., Clerk

Mail to THE TITLE GUARANTEE COMPANY
Receipt No. 7.10

My commission expires: July 1, 1978

YODER, ETAL.
'745
.21 A.
.75

MAP	GRID	PARCEL
53		384

COPYRIGHT - MAP DIVISION - 1967,
MD. DEPT. OF ASSESS. & TAX.

1943

DORA W. DUNKES
1312/447
4259/524
59.23 A.
P.69

BELLEVUE FARM LIMITED
PARTNERSHIP
6256/490
54.01 A.
P.41
1 OF 2

LOUIS C. HOFFMAN III
6515/593
66.79 A.
P.191

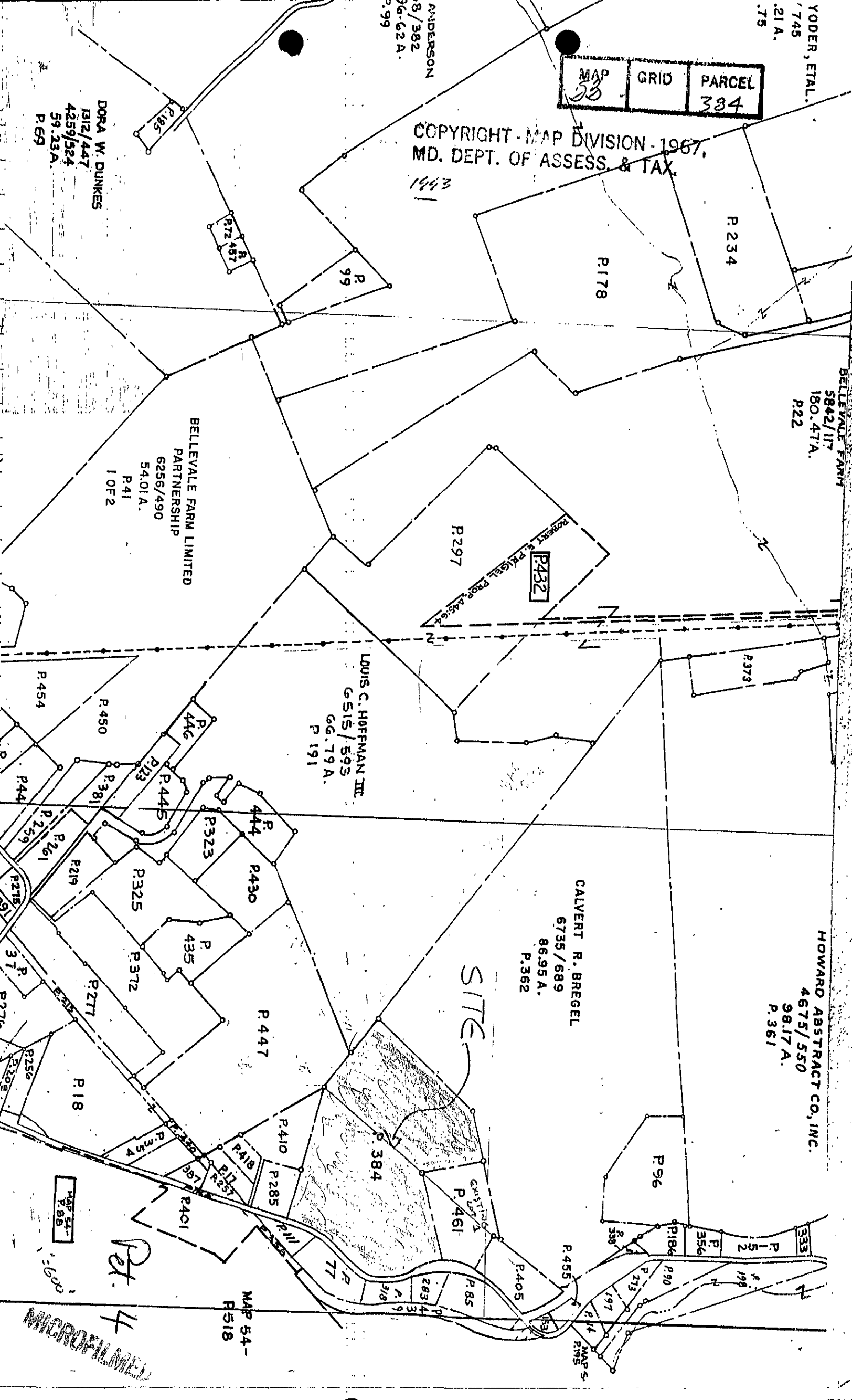
CALVERT R. BREGEL
6735/689
86.95 A.
P.362

HOWARD ABSTRACT CO., INC.
4675/550
98.17 A.
P.361

SITE

Pat. 4

MICROFILMED



Pet 50

(2)

THIS DEED, Made this 16th day of August, in the year one thousand nine hundred and eighty-two, by and between HARRISON M. ROBERTSON, JR., and GORDON MALVERN FAIR STICK, Personal Representatives of the Estate of Anne Fitchett Stick, of Baltimore County, State of Maryland, parties of the first part, and LOUIS C. HOFFMAN III, and NANCY C. HOFFMAN, his wife, parties of the second part.

WITNESSETH, that in consideration of the sum of ONE HUNDRED ONE THOUSAND SIX HUNDRED SEVENTY-FOUR DOLLARS (\$ 101,674.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said parties of the first part, do grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and such survivor's personal representatives and assigns, in fee simple, all those lots or parcels of ground situate in the Eleventh Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

FOR DESCRIPTION: See Exhibit "A" attached hereto and made a part hereof.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lots or parcels of ground and premises, to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and such survivor's personal representatives and assigns, forever, in fee simple.

AND the said parties of the first part hereby covenant that they will execute such further assurances of the same as may be requisite.

JERRY S. SOPHER
ATTORNEY AT LAW
10 S. Calvert Street
Baltimore, Md. 21202
Phone 637-0022

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

CLERK

DATE

KAP 8/17/82

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

DATE

KAP 8/17/82

B

8 257****1525.11^a 3178A

MICROFILM

WITNESS the hands and seals of the said grantors.

Witness:

Harrison M. Robertson, Jr. (SEAL)
 Harrison M. Robertson, Jr.

Gordon Malvern Fair Stick (SEAL)
 Gordon Malvern Fair Stick
 Personal Representatives of the
 Estate of Anne Fitchett Stick

STATE OF MARYLAND, Baltimore

To Wit:

I HEREBY CERTIFY, that on this 10 day of August, 1982,
 before me, the subscriber, a Notary Public of the State aforesaid, personally
 appeared HARRISON M. ROBERTSON, JR., and GORDON MALVERN FAIR STICK, Personal
 Representatives of the Estate of Anne Fitchett Stick, known to me (or
 satisfactorily proven) to be the persons whoses names are subscribed to the
 within instrument, and acknowledged that they executed the same for the pur-
 poses therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
 Notary Public
 My commission expires: July 1, 1986.



JERRY S. SOPHER
 ATTORNEY AT LAW
 10 S. Calvert Street
 Baltimore, Md. 21202
 Phone 537-0022

C RC/F	21.00
C T TX	508.37
C DOCS	510.00
DEED	0 #
EHK JR T	1039.37
#18105 COOL R02 T13:04	
	08/17/82

EXHIBIT "A"

BEGINNING for the first thereof at a stone at the beginning of the land which by deed dated September 8, 1919, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 511, folio 428, was conveyed by Martha Stuart Wilson et al to Thomas H. Fitchett et al - running thence and binding reversely on the last or North 27 degrees West 46.1 perch line of said deed as now surveyed South 23 degrees 07 minutes 54 seconds East 755.33 feet to the Northwest side of the abandoned right of way line of the Maryland and Pennsylvania Railroad 40 feet wide, running thence and crossing said Railroad right of way and continuing the same course and binding on the east side of the thirty foot road or right of way, secondly described in the aforesaid deed and binding on the last line of the land which by Deed dated October 7, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5685, folio 760 was conveyed by John E. Kelly and wife to A. Eric Dott and wife as now surveyed South 23 degrees 07 minutes 54 seconds East 283.14 feet to the center line of Long Green Pike, running thence in the center of Long Green Pike South 26 degrees 24 minutes 34 seconds West 38.21 feet to the end of the 6th or last line of the land which by deed dated August 7, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5666, folio 470, was conveyed by Walter M. Roberts (widower) to Allan L. Horelick and wife, thence leaving Long Green Pike and binding on the last line in said deed and continuing the same course and crossing the abandoned right of way of the Maryland and Pennsylvania Railroad and binding on the southwest side of the Road or right of way in the aforesaid secondly described Parcel Wilson et al to Fitchett as now surveyed North 23 degrees 07 minutes 54 seconds West 302.51 feet to intersect the 14th line of the first parcel in first mentioned deed Wilson et al to Fitchett running thence and binding reversely on part of said 14th line and on the northwest side of the aforesaid Railroad South 56 degrees 17 minutes 54 seconds West 528.28 feet to the end of the 17th line of the land which by Deed dated July 12, 1967, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4781, folio 78, was conveyed by Anna F. Stick and husband to Kopper Company, Inc., running thence and binding reversely on the 17th and on part of the 16th lines in last mentioned deed as now surveyed North 33 degrees 42 minutes 06 seconds West 622.62 feet and South 55 degrees 38 minutes 54 seconds West 272.00 feet to the beginning of the 10th line of the land which by deed dated Mar. 21, 1980, and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6147, folio 764, was conveyed by Anna F. Stick to John K. Shaw and wife, running thence and binding on said 10th line and continuing the same course and binding reversely on the 2nd line of the land which by deed dated July 11, 1977 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5779, folio 711, was conveyed by Anna F. Stick to William F. Yonkers as now surveyed North 34 degrees 23 minutes 11 seconds West 749.08 feet to the end thereof and to intersect the 5th or North 73 degrees 21 minutes East 447 foot line of the land which by deed dated February 6, 1925 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 608, folio 271, was conveyed by Fredrick Gallienne and wife to Thomas H. Fitchett and wife and the 15th or North 73 degrees 21 minutes East 1,217 foot line of the land which by Deed dated November 16, 1925 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 626, folio 266, was conveyed by F.X. Hooper Company, Inc., to Louis C. Hoffman and wife- running thence and binding on part of the 5th line in aforesaid deed, Gallienne to Fitchett and on part of the aforesaid 15th line F. X. Hooper Co., to Hoffman and also reversely on all of the 2nd line in the first mentioned deed Wilson to Fitchett as now surveyed North 74 degrees 45 minutes 08 seconds East 986.82 feet running thence and binding reversely on the first line of the second parcel in deed dated December 30, 1976, and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5713, folio 133 was conveyed by Donald S. Carter to Anna H.F. Stick, as now surveyed South 41 degrees 11 minutes 52 seconds East 316.38 feet to the place of beginning. Containing 21.837 acres of land, more or less.

BEING part of the land which by Deed dated June 20, 1945 and recorded among the Land Records of Baltimore County in Liber R.JS. No. 1390, folio 503, was conveyed by Clayton W. Bordley, Inc., unto Thomas H. Fitchett and Anna Fitchett Stick. The said Thomas H. Fitchett having since departed this life on or about February 27, 1953. The said Anne Fitchett Stick also having since departed this life on or about November 9, 1981, and the said Harrison M. Robertson, Jr., and Gordon Malvern Fair Stick were appointed Personal Representatives of the Estate of Anne Fitchett Stick on November 16, 1981. See Estate No. A-19302, Estate Docket No. 124, folio 51, in the Orphans' Court of Baltimore City.

EXHIBIT "A"

Sheet 2 of 2

BEGINNING for the second thereof at remains of and in the place where formerly stood a bounded chestnut tree, the beginning of a lot containing about six acres, conveyed by Margaret Gittings to John S. Gittings, said tree being also a boundary of the land formerly belonging to Hale and of John V. Wilson's land, and running thence bounding on said Wilson's outline as corrected for variation, North forty-four degrees and one-fourth of a degree East eighty-two perches and fourteen links, to the end of the first line of Robert Roach's lot, thence binding on said first line reversely as corrected, South fifty-eight degrees and one-half of a degree East twelve perches to the beginning of said Roach's lot on the northwest side of said Turnpike Road, thence crossing and recrossing said road, South 15 degrees west thirteen perches and three-tenths of a perch to a point on the northwest side of the road, thence with and crossing said road, south twenty degrees east twenty-one perches and one-third of a perch to a point on the southeast side of said road, thence crossing and recrossing said road, south thirty-four degrees and one-fourth of a degree west eighteen perches to a point on the southeast side of the road, thence in the road south fifty degrees and three-quarters of a degree west twelve perches, thence south thirty-two degrees and one-fourth of a degree west fifteen perches and four-tenths of a perch to a stake on the northwest side of the Turnpike at the end of the second line of the lot conveyed by Margaret Gittings to John S. Gittings before referred to, thence with the given line of said lot north seventy degrees and one-half of a degree west forty-seven perches and one-third of a perch to the beginning. Containing sixteen acres, one rood and twenty-eight square perches of land, more or less.

SAVING AND EXCEPTING therefrom so much of said parcel as was conveyed to Baltimore County, Maryland by deed dated April 5, 1976, and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5629, folio 768.

BEGINNING for the third thereof at a stone planted at a point where formerly stood a chestnut tree, a boundary of the above named tract of land and running thence and bounding on Goodwin Wilson's land North forty-four degrees west nineteen and one-tenth perches to a stone planted, a corner of the lands of said J. Wilson and L. Street thence bounding on L. Street's land north forty-nine and one-quarter degrees west thirteen and four-tenths perches to a stump and notch on fence, thence bounding on land of John V. Wilson two courses viz: North forty-nine degrees east forty-seven and eight tenths perches to a poplar tree near a spring and north eighty-two degrees east forty-eight and one-half perches to intersect the line heretofore dividing the lands of said J.V. Wilson and Robert Roach at a stone planted thence bounding on said line south forty-five and one-quarter degrees west eighty-five and nine-tenth perches to the beginning. Containing twelve acres, two roods and twelve square perches more or less.

BEING the same lots or parcels of ground which by Deed dated December 30, 1976, and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5713, folio 133, was granted and conveyed by Donald S. Carter unto Anne H.F. Stick. The said Anne H.F. Stick, also known as Anna Fitchett Stick, having since departed this life on or about November 9, 1981, and the said Harrison M. Robertson, Jr., and Gordon Malvern Fair Stick were appointed Personal Representatives of the Estate of Anne Fitchett Stick on November 16, 1981. See Estate No. A-19302- Estate Docket No. 124, folio 51, in the Orphans' Court of Baltimore City.

Rec'd For record AUG 17 1982 at 1:04 PM
 Per Elmer H. Kahline, Jr., Clerk
 Mail to Jerry S. Sopher
 Receipt No. 21.00

DEED, FEE SIMPLE
INDIVIDUAL GRANTOR

(DEEDFEE)

THIS DEED made this 31st of August in the year one thousand nine hundred and Ninety-Two by and between JOHN W. HOFMEIER and DEBORAH L. HOFMEIER, HUSBAND AND WIFE, parties of the first part, Grantor(s) and JOHN J. FAZZINI and ELIZABETH P. FAZZINI, HUSBAND AND WIFE, parties of the second part, Grantee(s).

WITNESSETH, that in consideration of the sum of One Hundred Ten Thousand and 00/100'S *** (\$110,000.00) DOLLARS, the actual consideration paid or to be paid, and other good and valuable considerations, receipt of which are hereby acknowledged, the said parties of the first part do grant and convey to the said JOHN J. FAZZINI and ELIZABETH P. FAZZINI, HUSBAND AND WIFE, tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in BALTIMORE COUNTY, State of Maryland, and described as follows, that is to say:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same lot of ground by which Deed dated MAY 25, 1990 and recorded among the Land Records of Baltimore County in Liber 8490, folio 805 was granted and conveyed by Louis C. Hoffman, II and Nancy C. Hoffman unto John W. Hofmeier and Deborah L. Hofmeier, the within Grantors.

The Grantees hereby certify, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by us.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said JOHN J. FAZZINI and ELIZABETH P. FAZZINI, HUSBAND AND WIFE, tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantors and Grantees.

TEST:

[Signatures of witnesses]

[Signatures of Grantors and Grantee]
JOHN W. HOFMEIER, Grantor
DEBORAH L. HOFMEIER, Grantor
JOHN J. FAZZINI, Grantee

D RC/F 16.00
D T TX 550.00
D DOCS 550.00
DC IMP 5.00

DEED (SEAL) 1121.00
#39358 C002 R02 T14:
(SEAL) 11/04.

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

DATE 10/21/92

02AD2#0026TLTRTX

BA C003:34PM10/16/92

\$1,760.00

By *[Signature]* Date 10/21/92

EXHIBIT A

LIBER 94 L 5 PAGE 358

Beginning for the same at a point on the northwest Right of Way line of Long Green Pike, 60 feet wide, said point being in the 2nd or S 58 1/2 E 12 perch line of the second parcel of land which by deed (the "Deed") dated August 16, 1982 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 6423, folio 805, was conveyed by Harrison M. Robertson Jr. and Gordon Malvern Fair Stick, Personal Representatives of the Estate of Anne Fitchett Stick to Louis C. Hoffman III and Nancy C. Hoffman, his wife ("Hoffman") at the distance of 184.16' from the beginning of said 2nd line, running thence and binding on the northwest Right of Way line of Long Green Pike, as shown on Baltimore County Bureau of Land Acquisition Plat RW 71-219-4, the three following courses and distances, as now surveyed: 1) by a curve to the left with a radius of 380.00' for a distance of 122.69' (the chord of said arc being S 29° 28' 45" W 122.16'); 2) by a curve to the left with a radius of 230.00' for a distance of 80.35' (the chord of said arc being S 10° 13' 16" W 79.94'); 3) by a curve to the left with a radius of 380.00' for a distance of 54.28' (the chord of said arc being S 3° 52' 42" E 54.24'); thence leaving said Right of Way of Long Green Pike and running for lines of division through the property of Hoffman, S 80° 48' 37" W 535.24' and N 9° 11' 23" W 383.29' to intersect the 4th line of the third parcel of land conveyed in the Deed, at the distance of 557.42' from the end of said 4th line, running thence and binding on a part of the 4th and part of the 5th line of the third parcel of land conveyed in the Deed, as now surveyed, N 80° 48' 37" E 557.42' and S 47° 07' 27" W 57.99' to a point, said point being at the end of the 1st line of the second parcel of land conveyed in the Deed, running thence and binding on a part of the 2nd line of the second parcel of land conveyed in the Deed, as now surveyed, S 55° 52' 33" E 184.16' to the place of beginning.

Containing 5.000 Acres of land, more or less, and designated as Lot #1, as shown on the Plat attached hereto as Exhibit B.

(SEAL)

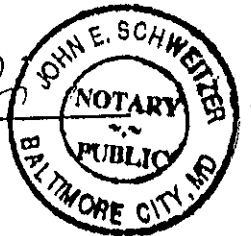
ELIZABETH P. FAZZINI, Grantee

STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 31st day of August, in the year one thousand nine hundred and Ninety-Two, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared JOHN W. HOFMEIER and DEBORAH L. HOFMEIER, HUSBAND AND WIFE, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public



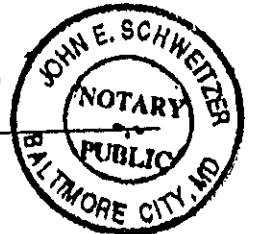
My Commission expires: 9/1/94

STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 31st day of August, in the year one thousand nine hundred and Ninety-Two, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared JOHN J. FAZZINI and ELIZABETH P. FAZZINI, HUSBAND AND WIFE known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public



My Commission expires: 9/1/94

* This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.

MICHAEL E. FINE, ATTORNEY

RETURN TO:

VALLEY TITLE COMPANY
9199 REISTERSTOWN ROAD, SUITE 201B
OWINGS MILLS, MARYLAND 21117
(301)581-0026
VT-2833

Pet 5C

This Deed, MADE THIS 25th day of May

in the year one thousand nine hundred and ninety by and between

Louis C. Hoffman, ILL and Nancy L. Hoffman, Husband and Wife

of the first part, and

John W. Hofmeier and Deborah L. Hofmeier, Husband and Wife

of the second part.

WITNESSETH, That in consideration of the sum of (\$ 75,000.00) Seventy-Five Thousand and 00/100'S ***

and other good and valuable considerations, receipt of which is hereby acknowledged, the said Parties of the first part

do grant and convey to the said Parties of the second part, as tenants by the entireties, their assigns, the survivor of them, the survivor's

personal representatives/successors and assigns, in fee simple, all that lot of ground situate in Baltimore County Maryland

and described as follows, that is to say:

All that tract of land as described on the attached Exhibit A and as shown on the Minor Subdivision Plat filed herewith as Exhibit B.

BEING a part of that tract of land which by Deed dated August 16, 1982, and recorded among the Land Records of Baltimore County in Liber EHK, Jr., No. 6423, folio 805 was granted and conveyed by Harrison M. Robertson, Jr., and Gordon Malvern Fair Stick, Personal Representatives of the Estate of Anne Fitchett Stick, unto the above-named Grantors.

D RC/F	24.00
D T TX	375.00
D DOCS	375.00

AGRICULTURAL TRANSFER DEED	0
ACCOUNTS 3000	774.00
SIGNATURE	DATE 5/25/90
CODED	05/29/90

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

By 5-25-90 Date

EXHIBIT A

PARCEL OF LAND (THE "LOT") TO BE CONVEYED BY

LOUIS C. HOFFMAN III AND

NANCY C. HOFFMAN, HIS WIFE

Beginning for the same at a point on the northwest Right of Way line of Long Green Pike, 60 feet wide, said point being in the 2nd or S 58 1/2 E 12 perch line of the second parcel of land which by deed (the "Deed") dated August 16, 1982 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 6423, folio 805, was conveyed by Harrison M. Robertson Jr. and Gordon Malvern Fair Stick, Personal Representatives of the Estate of Anne Fitchett Stick to Louis C. Hoffman III and Nancy C. Hoffman, his wife ("Hoffman") at the distance of 184.16' from the beginning of said 2nd line, running thence and binding on the northwest Right of Way line of Long Green Pike, as shown on Baltimore County Bureau of Land Acquisition Plat RW 71-219-4, the three following courses and distances, as now surveyed: 1) by a curve to the left with a radius of 380.00' for a distance of 122.69' (the chord of said arc being S 29° 28' 45" W 122.16'); 2) by a curve to the left with a radius of 230.00' for a distance of 80.35' (the chord of said arc being S 10° 13' 16" W 79.94'); 3) by a curve to the left with a radius of 380.00' for a distance of 54.28' (the chord of said arc being S 3° 52' 42" E 54.24'); thence leaving said Right of Way of Long Green Pike and running for lines

of division through the property of Hoffman, S 80° 48' 37" W 535.24' and N 9° 11' 23" W 383.29' to intersect the 4th line of the third parcel of land conveyed in the Deed, at the distance of 557.42' from the end of said 4th line, running thence, and binding on a part of the 4th and part of the 5th line of the third parcel of land conveyed in the Deed, as now surveyed, N 80° 48' 37" E 557.42' and S 47° 07' 27" W 57.99' to a point, said point being at the end of the 1st line of the second parcel of land conveyed in the Deed, running thence and binding on a part of the 2nd line of the second parcel of land conveyed in the Deed, as now surveyed, S 55° 52' 33" E 184.16' to the place of beginning.

Containing 5.000 Acres of land, more or less, and designated as Lot #1, as shown on the Plat attached hereto as Exhibit B.

Being part of the second and third parcels of land which by deed dated August 16, 1982 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 6423, folio 805, were conveyed by Harrison M. Robertson, Jr. and Gordon Malvern Fair Stick, Personal Representatives of the Estate of Anne Fitchett Stick, to Louis C. Hoffman III and Nancy C. Hoffman, his wife.

Subject to the slope easements along the 1st, 2nd and 3rd lines of the above described Lot, as shown on the aforesaid Bureau of Land Acquisition Plat RW 71-219-4

**E. F. RAPHEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
205 COURTLAND AVENUE
TOMSON, MARYLAND 2120**

NOTE: OUT LINE 5, SHOW AS THE
REMAINDER OF THE 3 PARCEL
AND REMAINDER OF THE 3 PARCELS,
WAS PLOTTED FROM LOTS 3 PLATS
AND OTHER SOURCES, WHO IS
NOT A SURVEY

NOTES

ON A CLEARING, GRADING, CON. SECTION
FOR DISBURSANCE OF FOREST 100 IS
ALLOWED IN THE 100 Acre. 100 Acre
FOREST RESERVE AREA. ACCEPT
B-3 PERMITTED BY THE 100 Acre
COUNTY DEPARTMENT OF LAND MANAGEMENT
PROTECTION & RESOURCE MANAGEMENT

2. PROTECTIVE COVENANTS: OVERLAPPING
THE USE OF THE FOREST BY THE CASE-
MENT SHALL BE RECORDED IN THE
LAND RECORDS OF BALT. CO. COUNTY
AT TIME OF PLAT RECORDATION.

THESE COVENANTS SHALL RUN WITH
THE LAND AND CONTINUE IN PERPETUITY

REMAINDER
2 WP PARCEL
ENR6423/005

REMAINDEE
3RD PARCEL
ENR6423/805

APPROVED FOR THE DEPARTMENT
OF ENVIRONMENTAL PROTECTION AND
RESOURCE MANAGEMENT
Robert A. Schaefer
DIRECTOR
DATE 5-9-90

PROPERTY OF
LOUIS C. HOFFMAN III.
11TH ELECT. DIST.
SCALE 1"=100'
BALTO. CO. M.D.
APRIL 24, 1990

EXHIBIT B

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND TO HOLD the said described lot of ground and premises to the said Parties of the second part, as tenants by the entireties, their assigns, the survivor of them, the survivor's personal representatives/successors and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand s and seal s of said grantor s

Test:

[Signature]

[Signature] (SEAL)
Louis C. Hoffman, III

[Signature] (SEAL)
Nancy C. Hoffman

STATE OF MARYLAND, Baltimore City, to wit:

I HEREBY CERTIFY, That on this 18th day of January, in the year one thousand nine hundred and ninety, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Louis C. Hoffman, III and Nancy C. Hoffman, Husband and Wife known to me (or satisfactorily proven) to be the person s whose name s is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

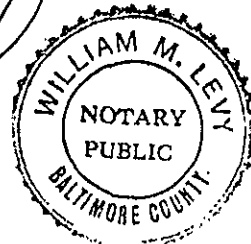
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

July 1, 1990

Return to:

DIVERSIFIED TITLE CORPORATION
10 EAST BALTIMORE STREET
SUITE 1212
BALTIMORE, MD 21202



010708-358 (1)
10408-358

Pet 5 D

(14)

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM

This Deed, MADE THIS 8th day of March

in the year one thousand nine hundred and ninety-four by and between

LOUIS C. HOFFMAN, III and NANCY C. HOFFMAN, his wife

of Baltimore County, State of Maryland, parties of the first part, and

KEVIN C. FITZPATRICK and DIANNE LYNNE FITZPATRICK, his wife, of Baltimore County, State of Maryland, parties

of the second part.

WITNESSETH, That in consideration of the sum of ONE HUNDRED FIFTY-FIVE THOUSAND AND 00/100 (\$155,000.00) DOLLARS, the receipt whereof is hereby acknowledged,

the said parties of the first part

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

By HA Date 3/16/94

do grant and convey to the said parties of the second part, as tenants by the entireties, their assigns and unto the survivor of them, his or her

personal representatives ~~successors~~ and assigns, in fee simple, all

those lots of ground situate in the Eleventh Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

16.00
712.00
5.00
BEGINNING FOR THE FIRST THEREOF at remains of and in the place where formerly stood a bounded chestnut tree, the beginning of a lot containing about six acres, conveyed by Margaret Gittings to John S. Gittings, said tree being also a boundary of the land formerly belonging to Hale and of John V. Wilson's land, and running thence bounding on said Wilson's outline as corrected for variation, North forty-four degrees and one-fourth of a degree East eighty-two perches and fourteen links, to the end of the first line of Robert Roach's lot, thence binding on said first line reversely as corrected, South fifty-eight degrees and one-half of a degree East twelve perches to the beginning of said Roach's lot on the northwest side of Turnpike Road, thence crossing and recrossing said road, South 15 degrees west thirteen perches and three-tenths of a perch to a point on the northwest side of the road, thence with and crossing said road, south twenty degrees east twenty-one perches and one-third of a perch to a point on the southeast side of said road, thence crossing and recrossing said road, south thirty-four degrees and one-fourth of a degree west eighteen perches to a point on the southeast side of the road, thence in the road south fifty degrees and three-quarters of a degree west twelve perches, thence south thirty-two degrees and one-fourth of a degree west fifteen perches and four-tenths of a perch to a stake on the northwest side of the Turnpike at the end of the second line of the lot conveyed by Margaret Gittings to John S. Gittings before referred to, thence with the given line of said lot north seventy degrees and one-half of a degree west forty-seven perches and one-third of a perch to the beginning. Containing sixteen acres, one rood and twenty-eight square perches of land, more or less.

SAVING AND EXCEPTING therefrom so much of said parcel as was conveyed to Baltimore County, Maryland by deed dated April 5, 1976, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5629, folio 768.

AGRICULTURAL TRANSFER TAX

AMOUNT \$2800

SIGNATURE ER DATE 3/16/94

CODED F

"LETTER OF INTENT ON
REMAINDER OF ACREAGE"

MICROFILMED (over)

BEGINNING FOR THE SECOND THEREOF at a stone planted at a point where formerly stood a chestnut tree, a boundary of the above named tract of land and running thence and bounding on Goodwin Wilson's land North forty-four degrees west nineteen and one-tenth perches to a stone planted, a corner of the lands of said J. Wilson and L. Street thence bounding on L. Streets land north forty-nine and one-quarter degrees west thirteen and four-tenths perches to a stump and notch on fence, thence bounding on land of John V. Wilson two courses viz: North forty-nine degrees east forty-seven and eight tenths perches to a poplar tree near a spring and north eighty-two degrees east forty-eight and one-half perches to intersect the line heretofore dividing the lands of said J.V. Wilson and Robert Roach at a stone planted thence bounding on said line south forty-five and one-quarter degrees west eighty-five and nine-tenth perches to the beginning. Containing twelve acres, two roods and twelve square perches more or less.

BEING two of the parcels of land described in a Deed dated August 16, 1982, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6423, folio 805, from Harrison M. Robertson, Jr. and Gordon Malvern Fair Stick, Personal Representatives of the Estate of Anne Fitchett Stick, to Louis C. Hoffman, III, and Nancy C. Hoffman, his wife, the Grantors herein, in fee simple.

SAVING AND EXCEPTING from the above two parcels of land so much of said property as was conveyed to John W. Hofmeier and Deborah L. Hofmeier, husband and wife, by deed dated May 25, 1990, and recorded among the Land Records of Baltimore County in Liber S.M. No. 8490, folio 805, containing 5.000 acres of land, more or less.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND To HOLD the said described lots of ground and premises to the said parties of the second part, as tenants by the entireties, their assigns and unto the survivor of them, his or her

personal representatives ~~successors~~ and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seal of said grantors

Test:

Margaret P. Dennis
MARGARET P. DENNIS

Louis C. Hoffman III (SEAL)
Louis C. Hoffman, III

Nancy C. Hoffman (SEAL)
Nancy C. Hoffman

STATE OF MARYLAND, BALTIMORE CITY, to wit:

I HEREBY CERTIFY, That on this 8th day of March, in the year one thousand nine hundred and ninety-four, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Louis C. Hoffman, III and Nancy C. Hoffman, his wife

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

June 1, 1996



Margaret P. Dennis
Notary Public
MARGARET P. DENNIS

This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.

Harwood D. Jackson
(Signature of attorney admitted to practice in Maryland if the instrument has been prepared by or under the supervision of such attorney, or signature of a party to the instrument if such party has prepared the instrument)
Harwood D. Jackson, Attorney

(5)

Pet 5 E

NO TITLE EXAMINATION**This Deed,** MADE THIS 27 day of April,

in the year one thousand nine hundred and ninety-four by, and between

KEVIN C. FITZPATRICK and DIANNE LYNNE FITZPATRICK, his wife

of Baltimore County, State of Maryland, parties

of the first part, and

KEVIN C. FITZPATRICK and DIANNE LYNNE FITZPATRICK, his wife, parties

of the second part.

WITNESSETH, That ~~in consideration of the sum of~~ there being no actual monetary consideration,

the said parties of the first part

AGRICULTURAL TRANSFER TAX
NOT APPLICABLESIGNATURE JWDATE 4/27/94RECEIVED, FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore CountyBy J WicklesDate 4/27/94

do grant and convey to the said parties of the second part, as tenants by the entireties, their assigns and unto the survivor of them, his or her

personal representatives ~~successors~~ and assigns, in fee simple, all

those lots of ground situate in the Eleventh Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

PARCEL 1

BEGINNING FOR THE SAME at an iron pipe heretofore set on the Westerly right-of-way line of Long Green Pike, 60 feet wide, as shown on Baltimore County, Department of Public Works, Bureau of Land Aquisition Drawing RW 71-219-4; said point of beginning being also situate at the end of the third or 54.28 foot line of land described in EXHIBIT A, in the Deed by and between John W. Hofmeier and wife to John J. Fazzini and wife, dated August 31, 1992 and recorded among the Land Records of Baltimore County in Liber 9445, page 357; thence leaving the outlines of said land but still running along the Westerly right-of-way line of Long Green Pike by a curve to the left having a radius of 380.00 feet for an arc length of 56.95 feet and a chord of South 12 degrees 15 minutes 47 seconds East 56.90 feet and then South 16 degrees 33 minutes 26 seconds East 57.53 feet to a point on the Southerly termination of said 60 feet wide right-of-way; thence crossing Long Green Pike North 73 degrees 26 minutes 34 seconds East 30.00 feet to a point in the centerline of Long Green Pike and to intersect the fourth or South 20 degrees East twenty-one and one-third perch line of the firstly described parcel of land in the Deed by and between Donald S. Carter and Anne H.F. Stick, dated December 30, 1976 and recorded among the Land Records of Baltimore County in Liber 5713, page 133; thence binding along the remaining part of said line and then along all of the fifth, sixth and seventh lines of said parcel the following four courses and distances: (1) South 15 degrees 02 minutes 34 seconds East 286.98 feet (2) South 39 degrees 38 minutes 45 seconds West 297.00 feet (3) South 56 degrees 08 minutes 45 seconds West 198.00 feet and (4) south 37 degrees 38 minutes 45 seconds West 254.10 feet, crossing and recrossing Long Green Pike, to a point on the Northwest side of said Pike; thence leaving Long Green Pike and binding along the last line of said firstly described parcel North 65 degrees 06 minutes 15 seconds West 780.95 feet to an iron pipe found; thence binding along the first line of said parcel North 47 degrees 05 minutes 37 seconds East 758.68 feet to intersect the fifth or North 9 degrees 11 minutes 23 seconds West 383.29 foot line of the land described in the beforementioned Exhibit A; thence binding reversely along a part of said line South 9 degrees 11 minutes 11 seconds East 11.37 feet to the beginning of said line; thence binding reversely along the fourth line in said Exhibit A North 80 degrees 48 minutes 25 seconds

MICROFILMED

East 534.75 feet to the point of beginning; containing 14.5645 acres more or less.

BEING part of the firstly described parcel of land which by the herein mentioned Deed dated December 30, 1976 and recorded in Liber 5713, page 133, was conveyed by Donald S. Carter to Anne H.F. Stick.

SUBJECT, however, to a 50 feet wide right of way for ingress and egress to and from Long Green Pike hereby created and granted to and for the benefit of the property secondly described herein and described as follows:

BEGINNING FOR THE SAME at an iron pipe heretofore set on the Westerly right of way of Long Green Pike, 60 feet wide, as shown on the Baltimore County, Department of Public Works, Bureau of Land Aquisition Drawing RW 71-219-4; said point of beginning being also situate at the end of the third or 54.28 foot line of land described in Exhibit A, in the Deed by and between John W. Hofmeier and wife and John J. Fazzini and wife dated August 31, 1992 and recorded among the Land Records of Baltimore County in Liber 9445, page 357; thence leaving the outlines of said land and running along the Westerly right of way line of Long Green Pike by a curve to the left having a radius of 380.00 feet for an arc length of 50.06 feet and a chord of South 11 degrees 44 minutes 53 seconds East 50.02 feet; thence leaving Long Green Pike and running by a line parallel and 50.00 feet distant from the fourth line in the before-mentioned Exhibit A, South 80 degrees 48 minutes 25 seconds West 629.36 feet to intersect the first line of the firstly described parcel in the Deed by and between Donald S. Carter and Anne H.F. Stick, dated December 30, 1976 and recorded in Liber 5713, page 133; thence binding along a part of said line North 47 degrees 05 minutes 37 seconds East 90.06 feet to a point in line with the beforementioned fourth line in said Exhibit A; thence running to a point at the end of said line and thence continuing the same course and binding reversely along said line, in all, North 80 degrees 48 minutes 25 seconds East 552.20 feet to the point of beginning; containing 0.6775 acres more or less. In accordance with a survey made by APR Associates, Inc., dated March 28, 1994.

PARCEL 2

BEGINNING FOR THE SAME at an iron pipe heretofore set at the beginning of the first line of the secondly described parcel in the Deed by and between Donald S. Carter and Anne H.F. Stick, dated December 30, 1976 and recorded among the Land Records of Baltimore County in Liber 5713, page 133; thence running from said point of beginning and binding along the first, second, third and a part of the fourth lines of said parcel, as now surveyed, the following four courses and distances: (1) North 41 degrees 10 minutes 48 seconds West 316.45 feet to an iron pipe found (2) North 44 degrees 50 minutes 25 seconds West 221.10 feet (3) North 54 degrees 04 minutes 07 seconds East 766.78 feet and (4) North 80 degrees 48 minutes 25 seconds East 242.83 feet to a point at the end of the fifth line of the land described in Exhibit A in the Deed by and between John W. Hofmeier and wife and John J. Fazzini and wife, dated August 31, 1992 and recorded in Liber 9445, page 357; thence binding reversely along said line South 09 degrees 11 minutes 09 seconds East 371.96 feet to intersect the last or South 45-1/4 degrees West 85.9 perch line of the above mentioned secondly described parcel; thence binding thereon South 47 degrees 05 minutes 37 seconds West 758.68 feet to the point of beginning; containing 9.5495 acres more or less. In accordance with a survey made by APR Associates, Inc., dated March 28, 1994.

TOGETHER with a 50 feet wide right of way for ingress and egress to and from Long Green Pike as more particularly described in the parcel firstly described herein.

BEING a part of the two properties that were granted and conveyed to Kevin C. Fitzpatrick and Dianne Lynne Fitzpatrick, his wife, Grantors herein, by Deed dated March 8, 1994 and previously recorded among the Land Records of Baltimore County.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND TO HOLD the said described lots of ground and premises to the said parties of the second part, as tenants by the entireties, their assigns and unto the survivor of them, his or her

personal representatives ~~successors~~ and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said grantors

Test:

Thomas S. Antentano

Kevin C. Fitzpatrick (SEAL)
Kevin C. Fitzpatrick

Dianne Lynne Fitzpatrick (SEAL)
Dianne Lynne Fitzpatrick

STATE OF MARYLAND,

, to wit:

I HEREBY CERTIFY, That on this 27 day of April, in the year one thousand nine hundred and ninety-four, before me,

the subscriber, a Notary Public of the State aforesaid, personally appeared

Kevin C. Fitzpatrick and Dianne Lynne Fitzpatrick, his wife,

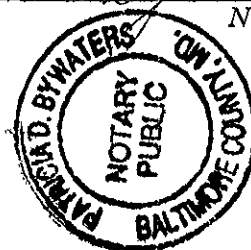
known to me (or satisfactorily proven) to be the persons whose names ~~is~~ are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

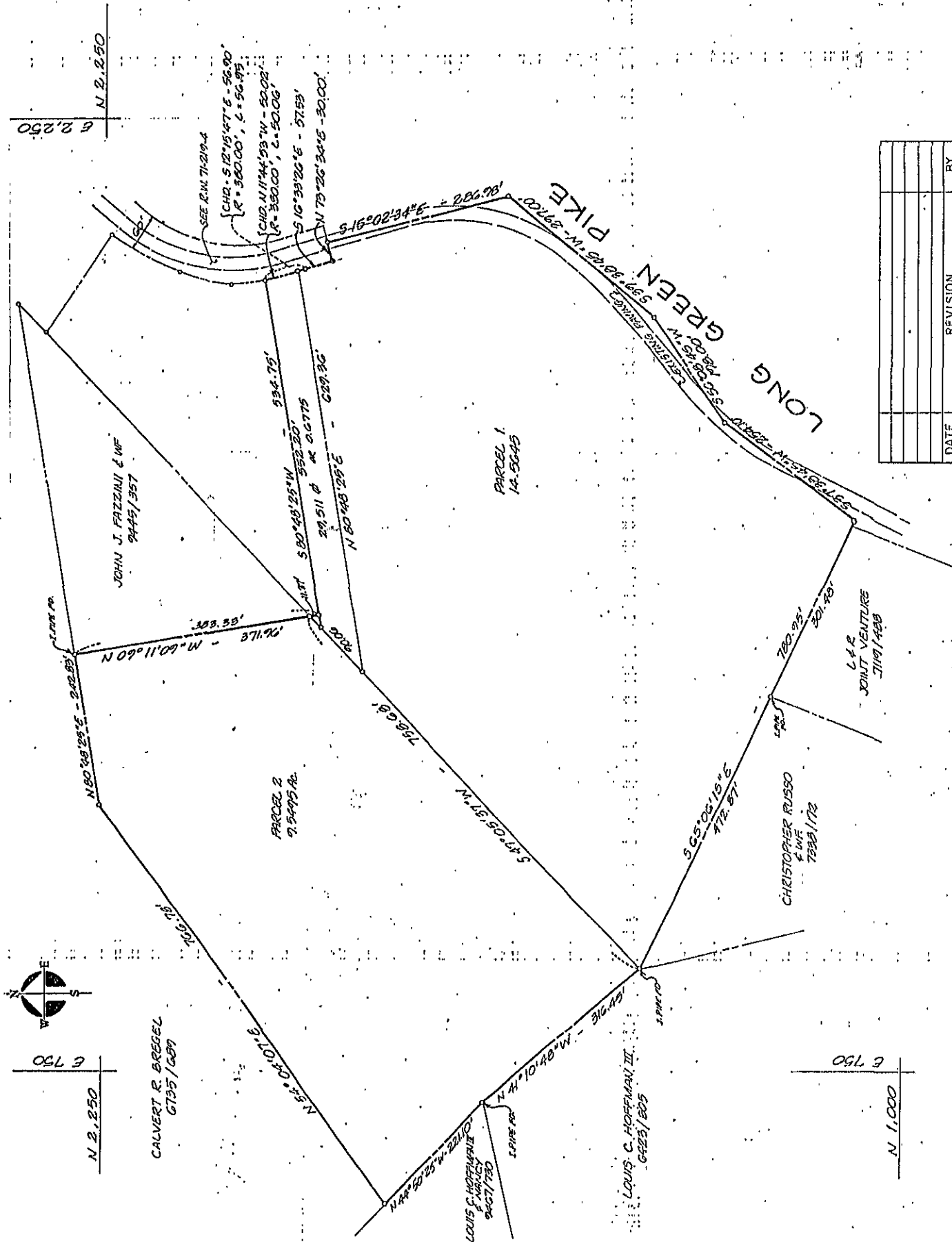
October 19, 1996

Patricia D. Bywaters
Notary Public



This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.

Harwood D. Jackson
(Signature of attorney admitted to practice in Maryland if the instrument has been prepared by or under the supervision of such attorney, or signature of a party to the instrument if such party has prepared the instrument)
Harwood D. Jackson, Attorney



DATE	REVISION	BY



BOUNDARY SURVEY
LONG GREEN PIKE
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100'
DATE: MAR. 25, 1994

21st

This Deed

Pet 5th

MADE THIS 19th day of July in the year One Thousand Nine Hundred and Ninety Four
 by and between KEVIN C. FITZPATRICK and DIANNE LYNN FITZPATRICK, his wife, parties of the first part, and
 DAWAN HOMES, INC., a Maryland corporation, party of the second part.

Witnesseth, That in consideration of the sum of One Hundred Fifteen Thousand Dollars (\$15,000.00), the receipt of
 which is hereby acknowledged, the said parties of the first part do grant and convey to the said party of the second part,
 its successors and assigns, in fee simple, that parcel of ground situate in Baltimore County, Maryland and described as
 follows, that is to say:

BEGINNING FOR THE SAME at an iron pipe heretofore set at the beginning of the first line of the secondly
 described parcel in the Deed by and between Donald S. Carter and Anne H. P. Stick, dated December 30, 1976 and
 recorded among the Land Records of Baltimore County in Liber 5713, page 133; thence running from said point of
 beginning and binding along the first, second, third and a part of the fourth line of said parcel, as now surveyed, the
 following four courses and distances: (1) North 41 degrees 10 minutes 48 seconds West 316.45 feet to an iron pipe found
 and (2) North 44 degrees 50 minutes 25 seconds West 221.10 feet (3) North 34 degrees 04 minutes 07 seconds East 766.78 feet
 and (4) North 80 degrees 48 minutes 25 seconds East 242.83 feet to a point at the end of the fifth line of the land described
 in Exhibit A in the Deed by and between John W. Hofmaier and wife and John J. Fazzini and wife, dated August 31, 1992
 and recorded in Liber 9445, page 357; thence binding reversely along said line South 09 degrees 11 minutes 09 seconds East
 371.96 feet to intersect the last or South 45-1/4 degrees West 83.9 perch line of the above mentioned secondly described
 parcel; thence binding thereon South 47 degrees 05 minutes 37 seconds West 758.68 feet to the point of beginning;
 containing 9.5495 acres more or less. In accordance with a survey made by AFR Associates, Inc. dated March 28, 1994.

TOGETHER WITH a use in common right of way for ingress and egress, to be shared with others entitled to the
 use thereof, the said right to grant other easements being reserved unto the Grantor named hereth, their successors and
 assigns, to and from Long Green Pike through the firstly described parcel in the above mentioned Deed by and between
 Donald S. Carter and Anne H. P. Stick, as more particularly described as follows:

BEGINNING FOR THE SAME at an iron pipe heretofore set on the Westerly right-of-way of Long Green Pike,
 60 feet wide, as shown on the Baltimore County, Department of Public Works, Bureau of Land Acquisition Drawing BW
 71-219-4; said point of beginning being also situate at the end of the third or 34.28 foot line of land described in Exhibit A,
 in the Deed by and between John W. Hofmaier and wife and John J. Fazzini and wife, dated August 31, 1992 and recorded
 among the Land Records of Baltimore County in Liber 9445, page 357; thence leaving the outline of said land and running
 along the Westerly right-of-way line of Long Green Pike 1) by a curve to the left having a radius of 380.00 feet for an arc
 length of 50.06 feet and a chord of South 11 degrees 44 minutes 53 seconds East 50.02 feet; thence leaving Long Green Pike
 and running by a line parallel and 50.00 feet distant from the fourth line in the beforementioned Exhibit A, 2) South 80
 degrees 48 minutes 25 seconds West 450.00 feet thence running 3) South 59 degrees 00 minutes 20 seconds West 107.70
 feet and 4) South 80 degrees 48 minutes 25 seconds West 139.31 feet to intersect the first line of the firstly described parcel
 in the Deed by and between Donald S. Carter and Anne H. P. Stick, dated December 30, 1976 and recorded in Liber No.
 5713, page 133; thence binding along a part of said line North 47 degrees 05 minutes 37 seconds East 162.12 feet to a point
 in line with the beforementioned fourth line in Exhibit A; thence running to a point at the end of said line and then
 continuing the same course and binding reversely along said line, in all, North 80 degrees 48 minutes 25 seconds East 532.20
 feet to the point of beginning; containing 0.8238 acres more or less.

BEING one of the same parcels of ground which by deed dated April 27, 1994 and recorded among the Land
 Records of Baltimore County, Maryland in Liber SM No. 10492, folio 150 was granted and conveyed by Kevin C. Fitzpatrick
 and Dianne Lynne Fitzpatrick, his wife unto KEVIN C. FITZPATRICK and DIANNE LYNN FITZPATRICK, his wife,
 the Grantors herein.

THIS Grantor is transferring one RC-2 Density Unit with this conveyance and reserving all others unto themselves.

This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice
 before the Court of Appeals of the State of Maryland.

F. Michael Grace
 F. Michael Grace, Esquire

RECORDED

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part, its successors and assigns, in fee simple.

And the said parties of the first part hereby covenants that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantors.

Test:

KEVIN C. FITZPATRICK

DIANNE LYNNE FITZPATRICK

STATE OF MARYLAND, COUNTY OF HARFORD, to wit:

I Hereby Certify, That on this 19th day of July in the year One Thousand Nine Hundred and Ninety Four, before me, the subscriber, a Notary Public of the State of Maryland, County of Harford personally appeared KEVIN C. FITZPATRICK AND DIANNE LYNNE FITZPATRICK, Grantors known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

Notary Public

My Commission Expires: _____, 19____

AFTER RECORDATION PLEASE RETURN TO:
FOUNTAINHEAD TITLE GROUP
323 S. MAIN STREET
BEL AIR, MARYLAND 21014
(410) 879-5040

File Number 4966H

#03-11-85-02

District Agreement

STATE OF MARYLAND

THIS DISTRICT AGREEMENT, made this 20 day of January, 1985, between the Maryland Agricultural Land Preservation Foundation (Foundation) and the Louis Hoffman, Nancy Hoffman, M. Ellen Hoffman landowners.
Louis Hoffman, Nancy Hoffman (Name)s, M. Ellen Hoffman

I/We the landowner(s) of the subject property described below agree with the Foundation pursuant to Agriculture Article, Section 2-509, Maryland Code Annotated to maintain the subject property in agricultural use and in an Agricultural Preservation District beginning on the date of the establishment of the District and for a minimum period of five (5) years thereafter.

This Agreement shall be binding upon and constitute an encumbrance upon the property, the owner and subsequent heirs, successors and assigns and shall preclude the subdivision and development of land for residential, commercial or industrial purposes, and structures other than those directly related to farming and the construction of buildings or structures on the subject property other than farm buildings or structures.

Exceptions to these restrictions include only, upon written application to the Foundation, the conveyance of one acre or less for the owner who originally established the District and for each of his children for the purpose of construction of one dwelling intended for his or their use and shall be permitted one time only for that owner and each child. The owner may also construct housing for tenants fully engaged in operation of the farm, but this construction shall not exceed one tenant house per 100 acres.

This Agreement shall result in the subject property being eligible for development rights easement acquisition, on a voluntary basis, by the Foundation during the term of the Agreement.

The subject property contains 118.00 acres, more or less, and is located in the County of Baltimore, Maryland and is described as follows:

Liber/Folio

Reference to recorded Deed:

6423/667, 626/266, (SPAVING AND EXTENDING 5 ACRES DEPICTED IN ENCLOSURE A)

It is agreed that this instrument shall be recorded among the land records of Baltimore County, Maryland, subject to approval by the Foundation and District establishment by the local governing body.

Louis Hoffman
Attest

Nancy Hoffman
Attest

Louis Hoffman
Louis Owner Hoffman

Nancy Hoffman
Nancy Co-Owner Hoffman

William I. Guy
Chairman, Board of Trustees

Wayne A. Cawley
Secretary of Agriculture

William S. James
State Treasurer

1/20/85
Date

3/21/85
Date

3/26/85
Date

5/8/85
Date

3/24/85
Date

This district is established by a Baltimore County ordinance and Agriculture Article, Title 2, Subtitle 5, Md Ann. Code

TRANSFER TAX NOT REQUIRED

STATE OF MARYLAND

Thomas J. Gorman
Auth. Signature

Date 5-11-85 Sec. 11-85 A

This agreement is subject to local zoning and subdivision regulations.

THIS AGREEMENT IS NOT EFFECTIVE UNTIL ALL APPROVALS ARE GRANTED, ALL SIGNATURES SECURED AND THIS AGREEMENT IS RECORDED AMONG THE LAND RECORDS OF THE APPROPRIATE COUNTY.

THIS AGREEMENT IS MADE WITHOUT COMPENSATION AND DOES NOT RESTRICT THE OWNER FROM TRANSFERRING THE SUBJECT PROPERTY DURING THE TERM OF THE AGREEMENT.

White - FOUNDATION COPY
Yellow - COUNTY COPY
Pink - RECORD COPY
Gold - RECORD COPY

85-02

83-14

EXCLUDED 5 ACRES

24016

GUNPOWDER

Receipt No.

940.000 FT 76°30'00"

010412.030

STATE OF MARYLAND
DEPARTMENT OF AGRICULTURE

PARTIAL RELEASE AND TERMINATION
of
AGRICULTURAL LAND PRESERVATION DISTRICT

(Authority: Agriculture Article 2-509 (b)(8),
Maryland Annotated Code,
COMAR 15.15.01.04 (A)
File Number: 03-11-85-02

THIS PARTIAL RELEASE, made this 15 day of February, 1994 by and between the State of Maryland by the MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, acting by and through Robert L. Walker, Secretary of Agriculture, Lucille Maurer, Treasurer of the State of Maryland, and the Chairman of the Board of Trustees of the Maryland Agricultural Land Preservation Foundation (hereinafter collectively referred to as "Releasor") and Louis C. Hoffman, Nancy C. Hoffman, (hereinafter referred to as "Releasees")

WHEREAS, the Releasees are the owners of 113.6 acres of land, more or less, lying in Baltimore County, Maryland, which land constitutes an agricultural preservation district under, and by virtue of, a District Agreement between the Releasor and Releasees, which District Agreement was recorded 05/27/85 among the land records of Baltimore County in Liber 6922, Folio 811; and

WHEREAS, the aforesaid agriculture preservation district was established more than five years ago; and

WHEREAS, the Releasees have given notice that they would like a portion of the land that constitutes this agricultural preservation district released from the aforesaid District Agreement, which portion of land more fully described below, comprises 23.7 acres, more or less, and which release would thereby terminate from it is agricultural preservation district the same 23.7 acres, more or less; and,

WHEREAS, the Releasees have indicated that they would like the remainder of the land that constitutes this agricultural preservation district to continue as an agricultural preservation district, which remainder is comprised of 89.9 acres, more or less; and,

WHEREAS, the Foundation has agreed to release from the District Agreement this 23.7 acres, more or less, which acreage is more accurately described in Attachment A, thereby terminating from the agricultural preservation district the same 23.7 acres, more or less. The parties hereto now desire to release each other and the subject property as to the agreement and obligations contained therein.

NOW, THEREFORE, in consideration of mutual premises, the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto mutually agree to release each other and portion of the district containing 23.7 acres of land, more or less, as more fully described in the aforesaid survey from all agreements, obligations, covenants and restrictions contained in the district agreement recorded on 05/27/85 among the aforesaid land records in Baltimore County Liber 6922, Folio 811. It is understood by the parties that the remaining 89.9 acres of land, more or less, are bound by the agreements, obligations, covenants and restrictions contained in the aforesaid District Agreement.

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

By SLD Date 3/15/94

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

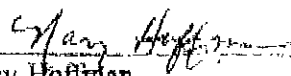
SIGNATURE SLD DATE 3/15/94

01002.031

AS WITNESS, the hands and seals of the parties hereto as the date first above written.

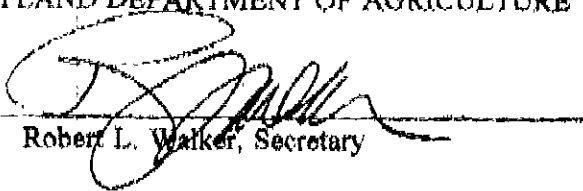
RELEASEES:


Louis Hoffman


Nancy Hoffman

RELEASOR:

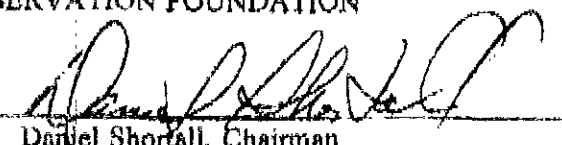
MARYLAND DEPARTMENT OF AGRICULTURE

By: 
Robert L. Walker, Secretary

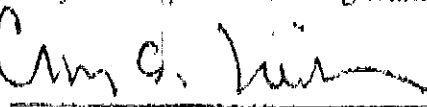
MARYLAND STATE TREASURER

By: 
Lucille Maurer, Treasurer

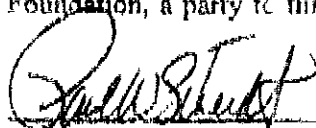
MARYLAND AGRICULTURAL LAND
PRESERVATION FOUNDATION

By: 
Daniel Shortall, Chairman

This form has been approved for legal form
and sufficiency by the Attorney General's Office
Maryland Department of Agriculture.


Assistant Attorney General

I hereby certify that this instrument was prepared
by the Maryland Agricultural Land Preservation
Foundation, a party to this instrument


Paul W. Scheidt, Executive Director
Maryland Agricultural Land Preservation
Foundation

**Baltimore County, Maryland
Land Instrument Intake Sheet**

(Type or print in black ink only - all topics must be legible)

In compliance with Baltimore County Code, 1978, Title 33, Taxation, Article III, §§ 3-126 through 33-140, as amended, and the Annotated Code of Maryland, Tax-Property Article, §12-101 through 12-113, as amended, and the Property Article, §13-101 through 13-408, as amended, it is certified that an instrument of writing dated _____, conveying title to, or creating liens or encumbrances upon, real or personal property is offered for record in this County. The property conveyed or on which a lien or encumbrance is created, is identified as follows:

Property Tax ID No. **APR 1000000000** Lot/Block Map/Grd/Parcel No. **1000000000**
Subdivision/Tract **APR 1000000000** Lot Acreage **1000000000** Prior Deed Ref. **1000000000**

Street Address (or description if partial conveyance) **1000000000**

Grantor(s) (check box if additional sheets are attached) **STATE OF MARYLAND**

Grantee(s) (check box if additional sheets are attached) **LOUIS G. HOFFMAN NANCY C. HOFFMAN**

Type of Instrument **Deed**

Exemptions (Cite authority or explain briefly) **Baltimore County Exempt Status Claimed: 1- Res Government**

Consideration and Tax Calculations **Consideration Amount \$ 1000000000**

Recording Charges **Recording Charges \$ 1000000000**

State Transfer Tax **State Transfer Tax \$ 1000000000**

County Recodation Tax **County Recodation Tax \$ 1000000000**

Signature **Signature of Paul Schmidt**

Return Instrument To **Return Instrument To Paul Schmidt**

Mapping Address for Tax Bill **Mapping Address for Tax Bill 1000000000**

Important: **IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER**

Yes No **Yes No**

Yes No **Yes No**

Yes No **Yes No**

Yes No **Yes No**

Yes No **Yes No**

Yes No **Yes No**

Yes No **Yes No**

Yes No **Yes No**

Yes No **Yes No**

Yes No **Yes No**

Yes No **Yes No**

STATE OF MARYLAND, COUNTY OF Anne Arundel To Wit:

I HEREBY CERTIFY THAT, on this 15 day of February, 1997, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared James L. Walker, known to me (or satisfactorily proven) to be the Chairman of the Board of Trustees of the Maryland Agricultural Land Preservation Foundation and acknowledged that he executed the same in that capacity and for the purposes therein contained and, in my presence, signed and sealed the same.

AS WITNESS, my hand and Notarial Seal.

Don J. Frank
NOTARY PUBLIC

STATE OF MARYLAND, COUNTY OF Anne Arundel To Wit:

I HEREBY CERTIFY THAT, on this 9th day of March, 1997, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Robert L. Walker, known to me (or satisfactorily proven) to be the Secretary of the Department of Agriculture and acknowledged that he executed the same in that capacity and for the purposes therein contained and, in my presence, signed and sealed the same.

AS WITNESS, my hand and Notarial Seal.

Robert L. Walker
NOTARY PUBLIC

My Commission Expires: 7/1/96

STATE OF MARYLAND, COUNTY OF Anne Arundel To Wit:

I HEREBY CERTIFY THAT, on this 15th day of February, 1997, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Lucille Maurer, known to me (or satisfactorily proven) to be the Treasurer of the State of Maryland and acknowledged that she executed the same in that capacity and for the purposes therein contained and, in my presence, signed and sealed the same.

AS WITNESS, my hand and Notarial Seal.

Lucille Maurer
NOTARY PUBLIC

My Commission Expires: 12/1/94

STATE OF MARYLAND, COUNTY OF Anne Arundel To Wit:

I HEREBY CERTIFY THAT, on this 15th day of February, 1997, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared James L. Walker, known to me (or satisfactorily proven) to be the Releasee named in the foregoing instrument and acknowledged that they executed the same in that capacity and for the purposes therein contained and, in my presence, signed and sealed the same.

AS WITNESS, my hand and Notarial Seal.

MARY ELIZABETH MEYERS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 13, 1995

Mary Elizabeth Meyers
NOTARY PUBLIC

My Commission Expires: February 13, 1995

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 7, 1994

Mr. Kevin C. Fitzpatrick
1045 Taylor Avenue
Suite 107
Baltimore, MD 21286

Ref 8

RE: Limited Exemption
Long Green Pike
12314 & 12322 Long Green Pike
DRC No. 07054C, 11C6

Dear Mr. Fitzpatrick:

On July 5, 1994, the Development Review Committee reviewed the plan submitted on the above referenced project and determined it to be a limited exemption under Section 26-171(a)(6) of the Baltimore County Development Regulations. This exempts your development from the requirements for a Community Input Meeting (CIM), a Hearing Officer's Hearing (HOH), and the submittal of a development plan for review and approval; however, compliance with all applicable zoning regulations and county design standards, including private and public improvements, are required.

The above limited exemption is granted subject to the approval of the non-density transfer special hearing before the zoning commissioner.

Enclosed is a copy of the Minor-Subdivision Procedure package. If you have any questions, please feel free to call me at 410-887-3353.

Respectfully,

Donald T. Rascoe

Donald T. Rascoe
Development Manager

DTR:KAK:jaw

Enclosure

c: Larry Pilson
Carolyn Beatty

RECEIVED



CERTIFICATION OF APPROVAL OF DEVELOPMENT PLAN OR PLAT
REGARDING THE PROTECTION OF BALTIMORE COUNTY'S
SOIL RESOURCES 113-72
(Baltimore County Council Bill No. 134-89)

The development plan or plat submitted by Kevin Fitzpatrick
and referenced as formerly Lou Hoffman

12314 Long Green Pike has been
reviewed for consistency with Baltimore County Council Bill No. 134-89
and has determined to be ☒ consistent () inconsistent with the
requirements of this Bill.

Property is in woodland and
would result in no significant loss
to ag. resources of area by having
a 5 acre lot rather than 60,000 sq ft.

W. A. Lippincott Jr.
7/29/94

Let
No 9

MICROFILMED

To Whom It May Concern,

We are the previous owners of two parcels of land on Long Green Pike (See Liber 6423 Folio 805). One parcel was 16.34 acres (known as Parcel 2) and the other was 12.49 acres (known as Parcel 3). On May 25, 1990 we divided and conveyed 5.0 acres to John & Deborah Hofmeier. The lot conveyed consisted of 2.55 acres from Parcel 2 and 2.45 acres from Parcel 3.

Our intention was to transfer only one density unit with the 5.0 acre lot.

Louis C. Hoffman
Louis Hoffman

7/28/94
Date

Nancy C. Hoffman
Nancy Hoffman

7/28/94
Date

Mary Elizabeth Meyers
MARY ELIZABETH MEYERS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 15, 1995

7/28/94
Date

Net 10

MICROFILMED

To Whom It May Concern,

We are the previous owners of a lot known as 12330 Long Green Pike, Map 53, Grid 18, Parcel 461, which is a 5.0 acre lot adjacent to two properties owned by Kevin C. and Dianne Lynne Fitzpatrick. We purchased the lot from Louis Hoffman who had it subdivided from two larger parcels. The remainder of those two lots are the two properties the Fitzpatricks now own.

It is our understanding Mr. & Mrs. Fitzpatrick would like to subdivide one of those lots into two lots. It is also our understanding that in order for them to do so the lot we used to own must be considered as one density right even though it was subdivided from two larger parcels.

We understand the lot was divided with the intention of having one density right from one of the larger former parcels and the portion from the other former parcel would be considered a non-density parcel.

John W. Hofmeier
John W. Hofmeier

8-1-94
Date

Deborah L. Hofmeier
Deborah L. Hofmeier

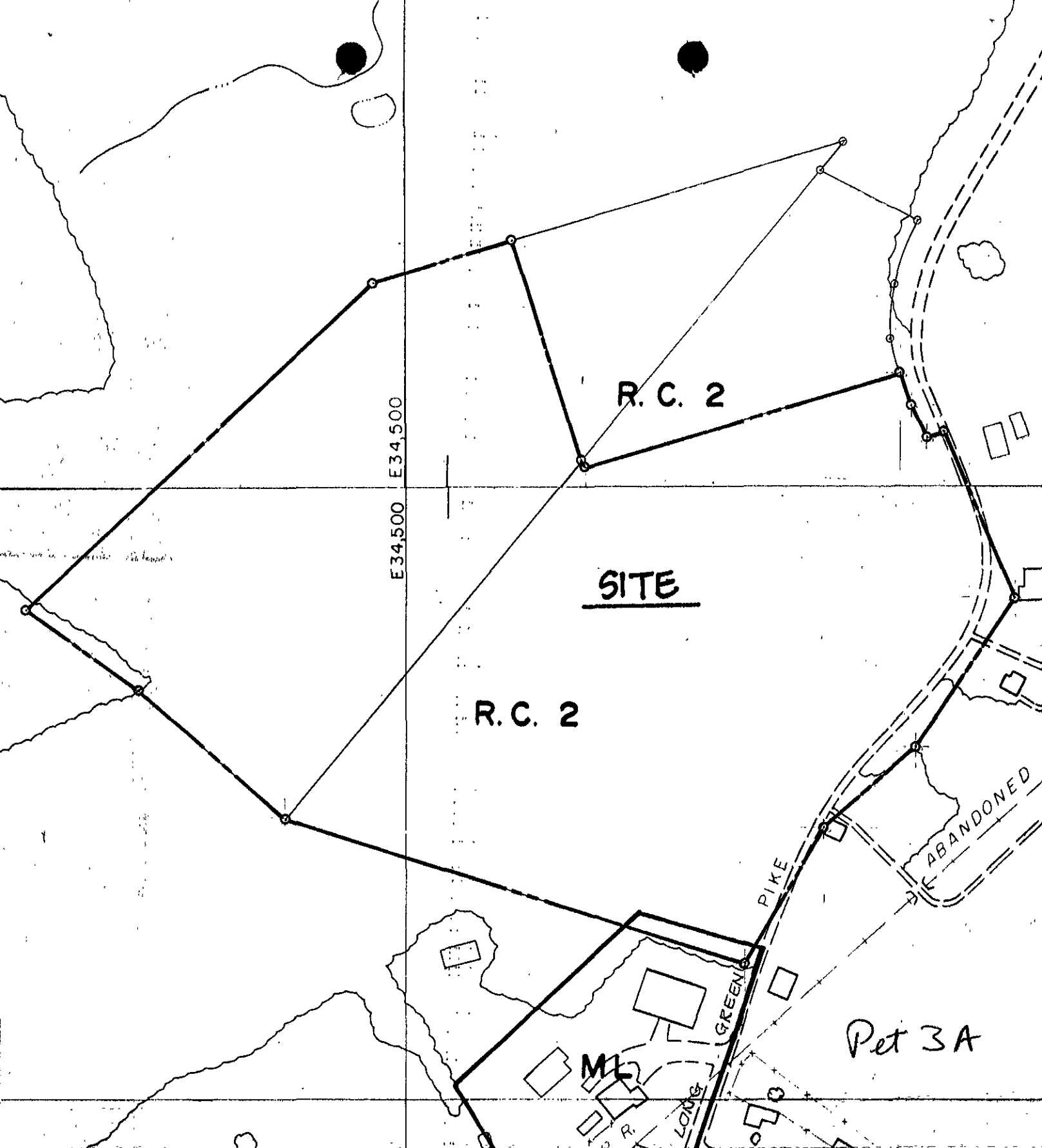
8/1/94
Date

Notary

Date

Ref 11

MICROFILMED



1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 15, 1992

Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard IV
 Chairman, County Council

SCALE

1" = 200' ±

DATE
 OF
 PHOTOGRAPHY
 JANUARY
 1986

LOCATION

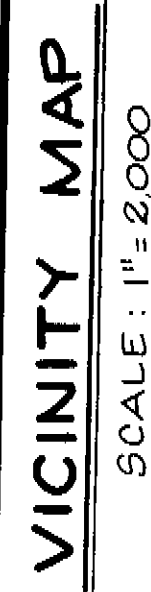
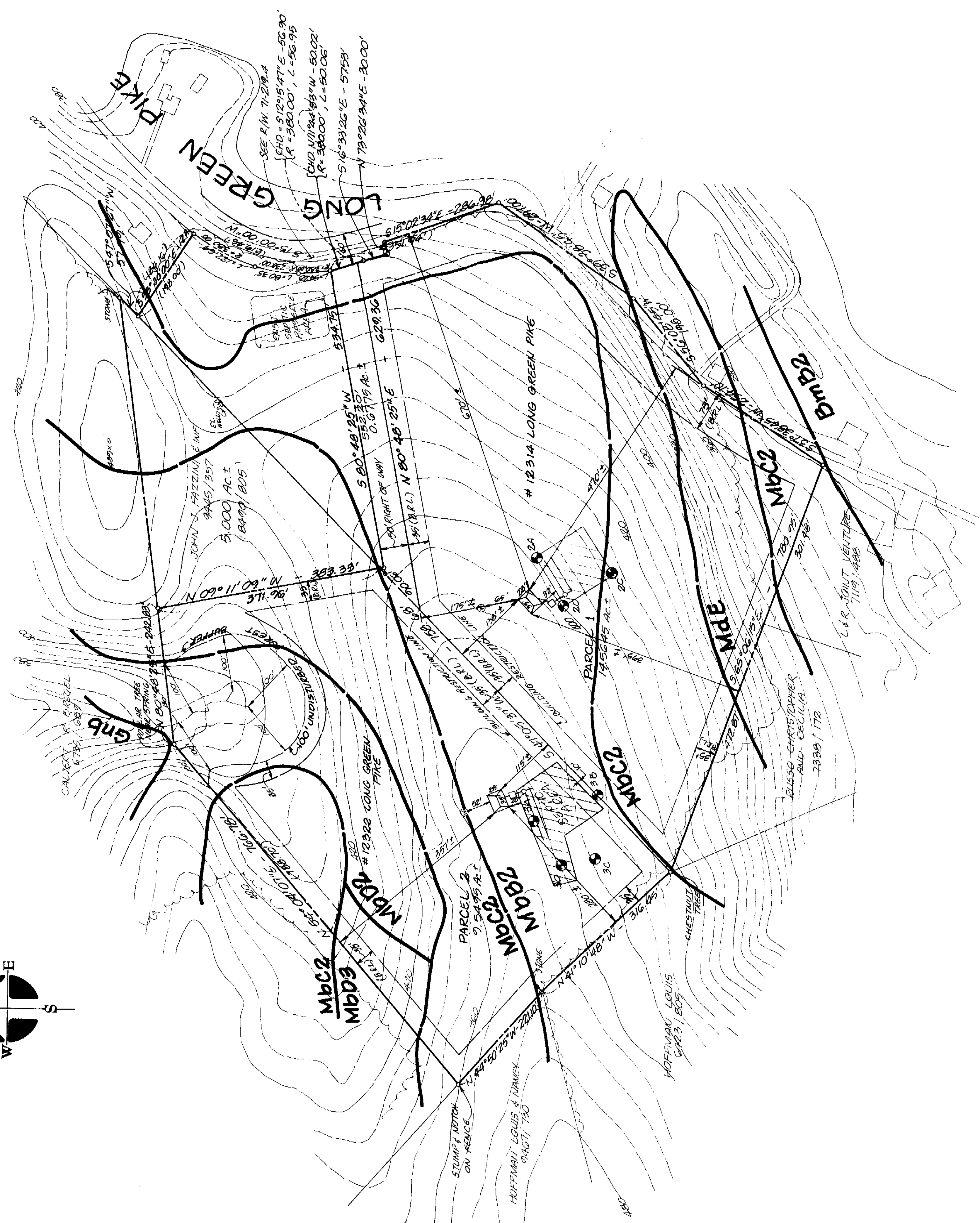
MICROFILMED
GLEN ARM
GITTINGS

SHEET

N. E.

15-F

16-F



General Notes

1. The outline of the boundary was plotted from deeds & other sources and is not a survey.
2. The subject property is zoned R.C. 2 per Baltimore County 1992 Comprehensive Zoning Map.
3. Tax Map 53, Grid 18, Parcel 384
4. Tax Account # 11/1103003750
5. Deed Reference: 10492 / 150
6. Councilmanic District: 6TH
7. Existing Use: 2 vacant parcels
8. Proposed Use: single family dwellings
9. Minimum Building Setbacks:
 - a. 75 feet to the centerline of any streets.
 - b. 35 feet of any 10' line.
10. There are no existing wells or septic systems within 100 feet of the proposed houses or septic systems.
11. The soil type in the septic reserve area is Manor Loam.
12. The topography shown on this plan is based on the Baltimore County 200 foot scale aerial topography.
13. **OWNER & DEVELOPER**
Mr. Kevin Fitzpatrick
Fitzpatrick Realty
1045 Taylor Ave.
Suite 107
Baltimore, Md. 21266

95-23-SPH

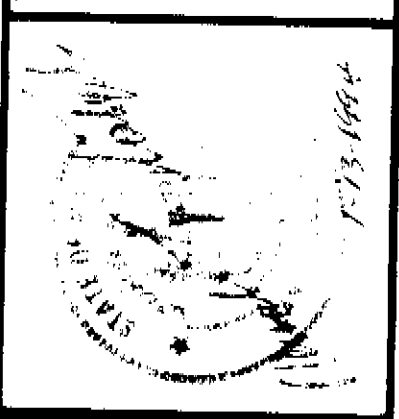
KEY

- PROPOSED HOUSE
- PROPOSED 10,000 SQ.FT. PRIVATE SEPTIC AREA
- PROPOSED LOCATION OF PERCOLATION TEST WHICH ARE STAKE-OUT IN THE FIELD
- 3A

www.EDGEOFWOODS

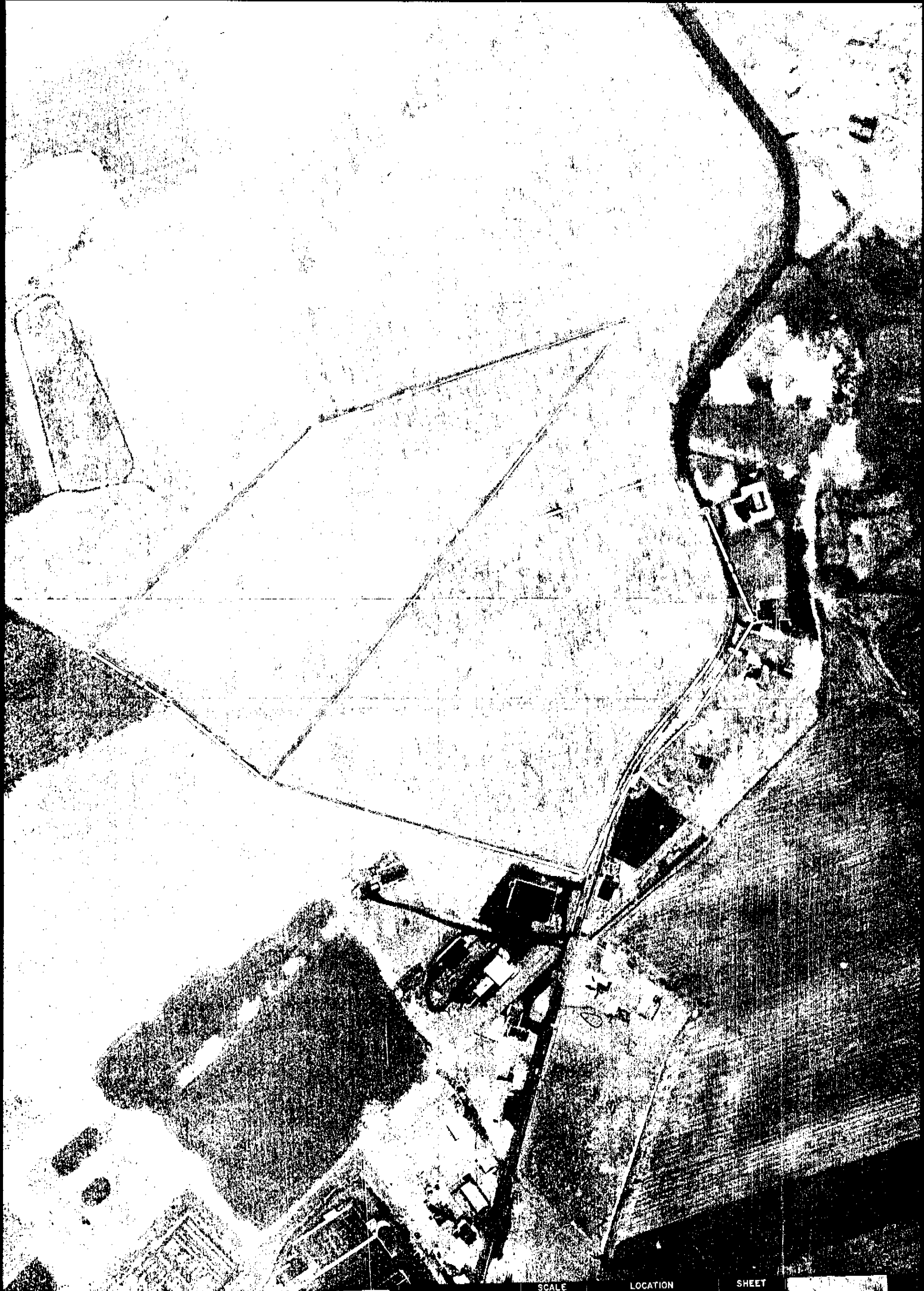
- 77-
MICROFILMED

4-11-94	PERC. AKA-9 LOT 3	COA
3-30-94	FIELD LOCATED PERC. TESTS	COA
DATE	REVISION	BY



APR
APR ASSOCIATES, INC.
ENGINEERS • SURVEYORS
427 Harkiss Road • Baltimore, Maryland 21234 • (410) 444 6310

PLAT TO ACCOMPANY APPLICATION FOR BLDG. PERMIT
PROPERTY OF FOR PARCELS 142
KEVIN FITZPATRICK
LONG GREEN PIKE
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100' DATE: JAN. 13, 1994

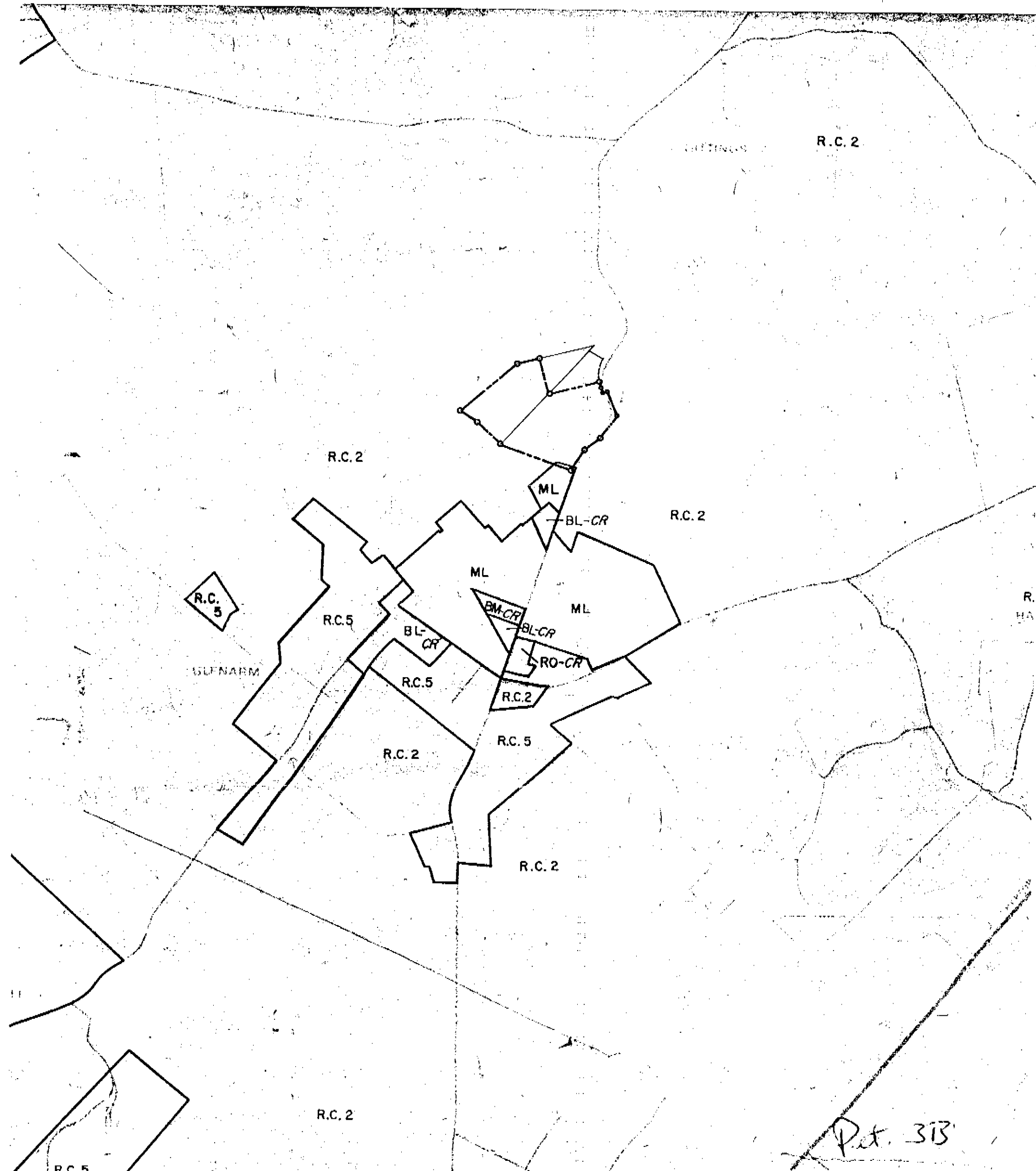


BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

MICROFILMED

SCALE 1" = 200' ±	LOCATION GITTINGS GLEN ARM	SHEET N.E. 16-F N.E. 15-F
----------------------	----------------------------------	---------------------------------------

Pct. # 2



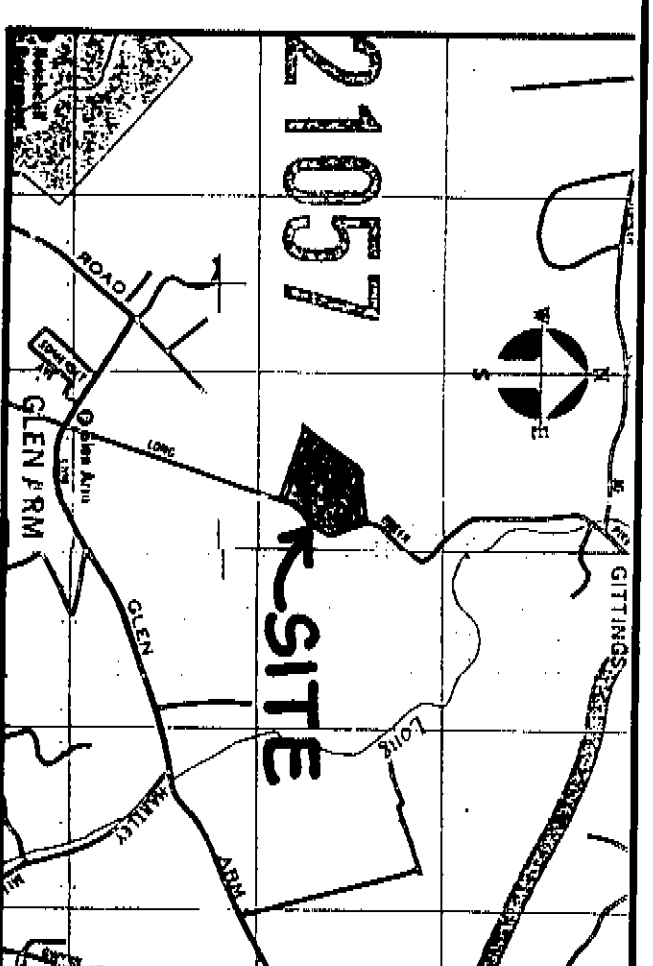
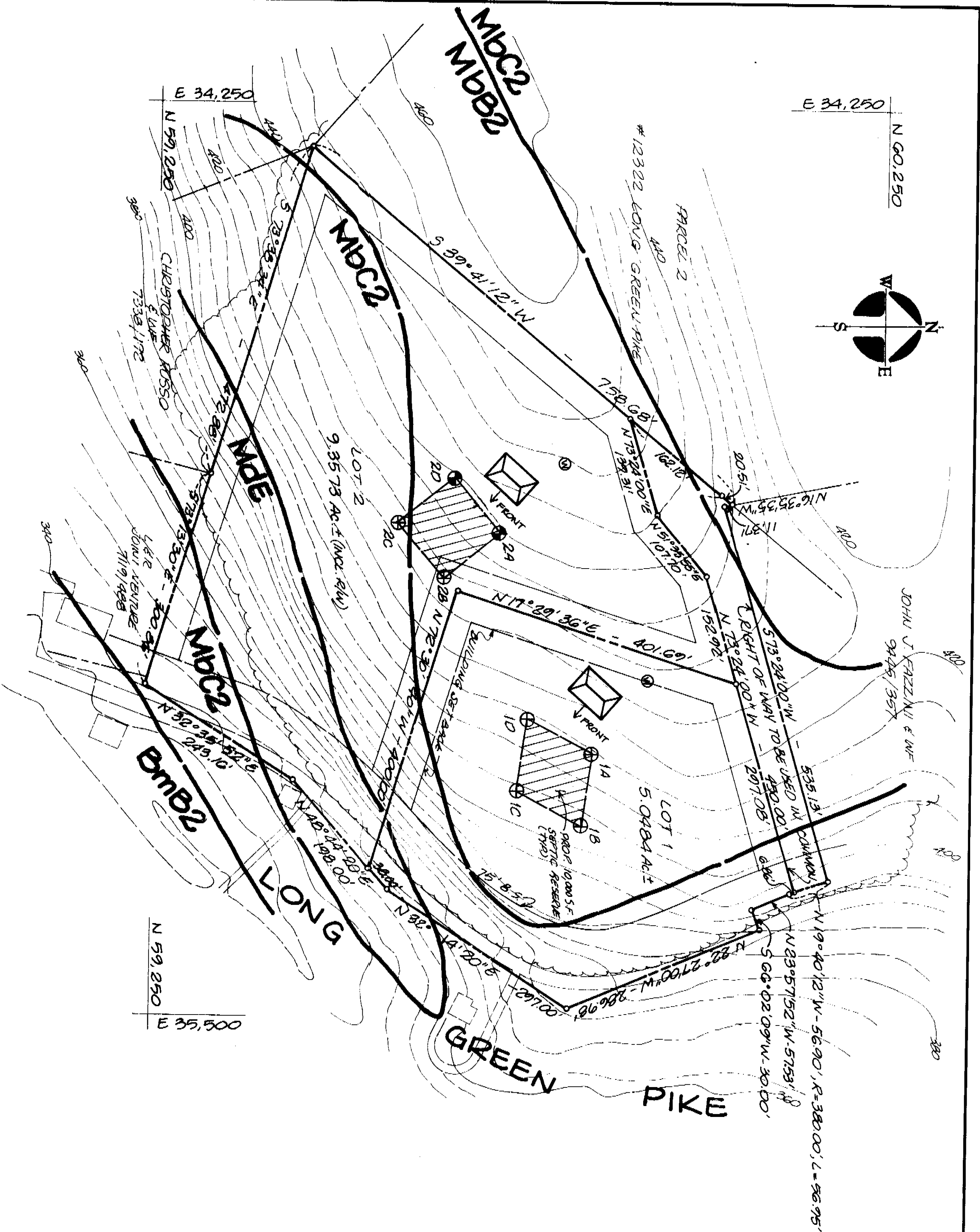
Baltimore County, Maryland

1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 15, 1992

BM Nos. 163-00, 164-00, 165-00, 166-00, 167-00, 168-00, 169-00, 170-00

William A. Howard IV
 Chairman, County Council

<table border="1"> <tr><td>A1</td><td>A2</td></tr> <tr><td>B1</td><td>B2</td></tr> <tr><td>C1</td><td>C2</td></tr> <tr><td>D1</td><td>D2</td></tr> <tr><td>E1</td><td>E2</td></tr> <tr><td>F1</td><td>F2</td></tr> <tr><td>G1</td><td>G2</td></tr> </table>				A1	A2	B1	B2	C1	C2	D1	D2	E1	E2	F1	F2	G1	G2	General Use and Office of Planning and Zoning Baltimore, a County of Maryland 1992 - 1993 Revisions: 1. 1993 - 1994 2. 1994 - 1995 3. 1995 - 1996 4. 1996 - 1997 5. 1997 - 1998 6. 1998 - 1999 7. 1999 - 2000 8. 2000 - 2001 9. 2001 - 2002 10. 2002 - 2003 11. 2003 - 2004 12. 2004 - 2005 13. 2005 - 2006 14. 2006 - 2007 15. 2007 - 2008 16. 2008 - 2009 17. 2009 - 2010 18. 2010 - 2011 19. 2011 - 2012 20. 2012 - 2013 21. 2013 - 2014 22. 2014 - 2015 23. 2015 - 2016 24. 2016 - 2017 25. 2017 - 2018 26. 2018 - 2019 27. 2019 - 2020 28. 2020 - 2021 29. 2021 - 2022 30. 2022 - 2023 31. 2023 - 2024 32. 2024 - 2025 33. 2025 - 2026 34. 2026 - 2027 35. 2027 - 2028 36. 2028 - 2029 37. 2029 - 2030 38. 2030 - 2031 39. 2031 - 2032 40. 2032 - 2033 41. 2033 - 2034 42. 2034 - 2035 43. 2035 - 2036 44. 2036 - 2037 45. 2037 - 2038 46. 2038 - 2039 47. 2039 - 2040 48. 2040 - 2041 49. 2041 - 2042 50. 2042 - 2043 51. 2043 - 2044 52. 2044 - 2045 53. 2045 - 2046 54. 2046 - 2047 55. 2047 - 2048 56. 2048 - 2049 57. 2049 - 2050 58. 2050 - 2051 59. 2051 - 2052 60. 2052 - 2053 61. 2053 - 2054 62. 2054 - 2055 63. 2055 - 2056 64. 2056 - 2057 65. 2057 - 2058 66. 2058 - 2059 67. 2059 - 2060 68. 2060 - 2061 69. 2061 - 2062 70. 2062 - 2063 71. 2063 - 2064 72. 2064 - 2065 73. 2065 - 2066 74. 2066 - 2067 75. 2067 - 2068 76. 2068 - 2069 77. 2069 - 2070 78. 2070 - 2071 79. 2071 - 2072 80. 2072 - 2073 81. 2073 - 2074 82. 2074 - 2075 83. 2075 - 2076 84. 2076 - 2077 85. 2077 - 2078 86. 2078 - 2079 87. 2079 - 2080 88. 2080 - 2081 89. 2081 - 2082 90. 2082 - 2083 91. 2083 - 2084 92. 2084 - 2085 93. 2085 - 2086 94. 2086 - 2087 95. 2087 - 2088 96. 2088 - 2089 97. 2089 - 2090 98. 2090 - 2091 99. 2091 - 2092 100. 2092 - 2093 101. 2093 - 2094 102. 2094 - 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A1	A2																		
B1	B2																		
C1	C2																		
D1	D2																		
E1	E2																		
F1	F2																		
G1	G2																		



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

1. THE OUTLINE OF THE BOUNDARY IS BASED ON THE SURVEY BY APR ASSOCIATES, INC.
2. THE SUBJECT PROPERTY IS ZONED R.C. 2 PER BALTIMORE COUNTY 1992 COMPREHENSIVE ZONING MAP.
3. TAX MAP 53, GRID 18, PARCEL 384
4. TAX ACCOUNT # 11/1103003750
5. DEED REFERENCE: 10492/1150
6. COUNCILMANIC DISTRICT: 6TH
7. EXISTING USE: 1 VACANT PARCEL
8. PROPOSED USE: 2 SINGLE FAMILY DWELLINGS
9. MINIMUM BUILDING SETBACKS:
 - A. 75 FEET OF THE CENTERLINE OF ANY STREETS
 - B. 35 FEET OF ANY LOT LINE
10. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPOSED HOUSES OR SEPTIC SYSTEMS.
11. THE SOIL TYPES IN THE SEPTIC RESERVE AREA IS MANOR LOAM.
12. OWNER & DEVELOPER: MR. KEVIN FITZPATRICK
FITZPATRICK REALTY
1045 TAYLOR AVENUE
SUITE # 107
BALTIMORE, MARYLAND 21286
13. THE TOPOGRAPHY SHOWN ON THIS PLAT IS BASED ON THE BALTIMORE COUNTY 200 FEET SCALE AERIAL TOPOGRAPHY.

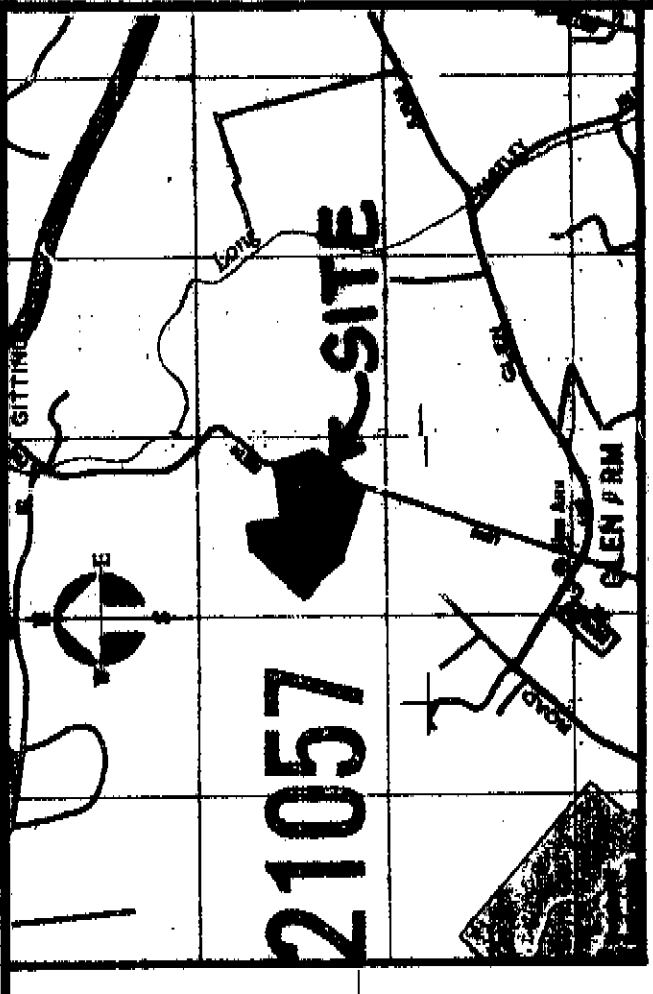
DATE	REVISION	BY

Pet 6

MICROFILMED

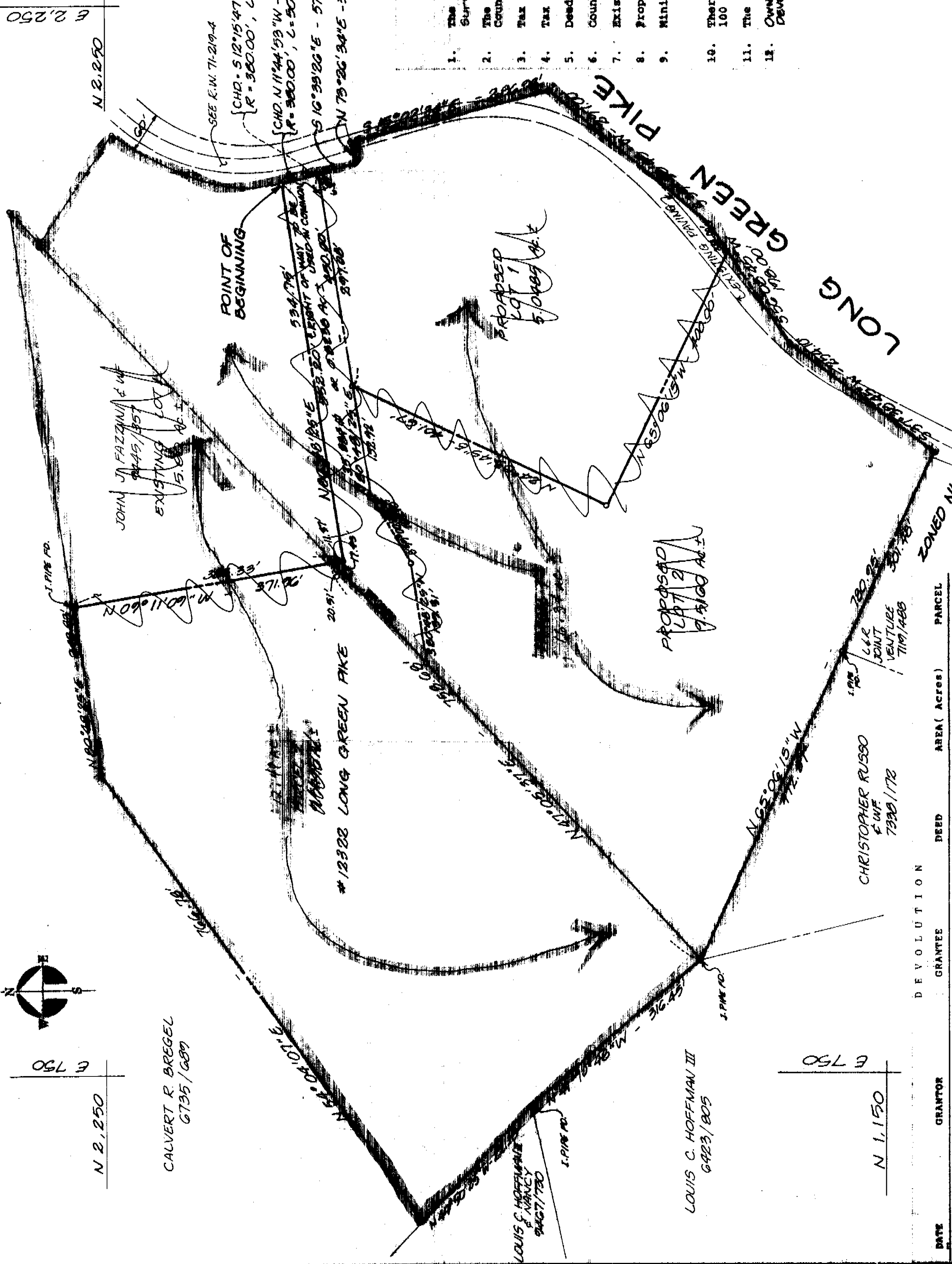
APR
ASSOCIATES, INC.
ENGINEERS - SURVEYORS
2423 Harford Road • Baltimore, Maryland 21286 • (410) 744-4312

MINOR SUBDIVISION
PROPERTY OF
KEVIN FITZPATRICK AND WIFE
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100' DATE: AUG. 4, 1994



VICINITY MAP

SCALE: 1" = 8,000'



General Notes

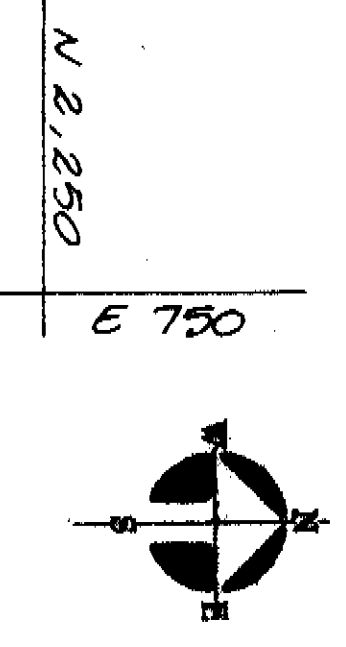
- The outline of the boundary is based on the Survey by APR Associates, Inc.
- The subject property is zoned R.C. 2 per Baltimore County 1992 Comprehensive Zoning Map.
- Tax Map 53, Grid 18, Parcel 384
- Tax Account # 11/1103093750
- Deed Reference: 104492 / 1990
- Councilmanic District: 6th
- Existing Use: 2 vacant parcels
- Proposed Use: 5 single family dwellings
- Minimum Building Setbacks:
 - 75 feet of the centerline of any streets.
 - 35 feet of any lot line.
- There are no existing wells or septic systems within 100 feet of the proposed houses or septic systems.
- The soil type in the septic reserve area is Manor Loam.
- OWNER & DEVELOPER: Mr. Kevin Fitzpatrick, Fitzpatrick Realty, 1045 Taylor Ave., Suite 107, Baltimore, Md. 21286

DATE	REVISION	BY
7-21-94	DEVELOPMENT, NOTES, VICINITY MAP	COR
7-16-94	SUBDIVISION	COR

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING
PROPERTY OF
KEVIN FITZPATRICK AND WIFE
LONG GREEN PIKE
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100' DATE: MAR. 25, 1994

APR ASSOCIATES, INC.
1721 National Road • Baltimore, Maryland 21234 • (410) 444-4312

DATE	GRANTOR	GRANTEE	DEED	AREA (ACRES)	PARCEL
8/16/1981	HARRISON M. ROBERTSON JR. & GORDON HALVERN FAIR STICK, PERSONAL REPRESENTATIVES OF THE ESTATE OF ANNE FITZPATRICK	LOUIS & NANCY HOFFMAN	6423/805	16.34 ± 12.49 ±	2 3
5/25/1990	LOUIS & NANCY HOFFMAN	JOHN & DEBORAH HOFMEIR	8490/805	5.00 ± 13.79 ± 10.04 ±	LOT 1 2 3
8/31/1992	JOHN & DEBORAH HOFMEIR	JOHN & ELIZABETH FAZEINI	9445/357	5.00 ±	LOT 1
3/2/1994	LOUIS & NANCY HOFFMAN	KEVIN & DIANNE FITZPATRICK	10408/358	2.5 ± 14.5 ±	1 1
4/27/1994	KEVIN & DIANNE FITZPATRICK	KEVIN & DIANNE FITZPATRICK	10498/150	14.5 ± 9.5 ±	1 2
7/21/1994	KEVIN & DIANNE FITZPATRICK	DUKON HOMES INC.		9.5 ±	2



N 2,250

E 750

CALVERT R. BREGEL
6735/689

N 60° 00' 00" E - 208.83'

10.04 AC ±
REMAINDER
MAY BE
REDEVELOPED

#12322 LONG GREEN PIKE

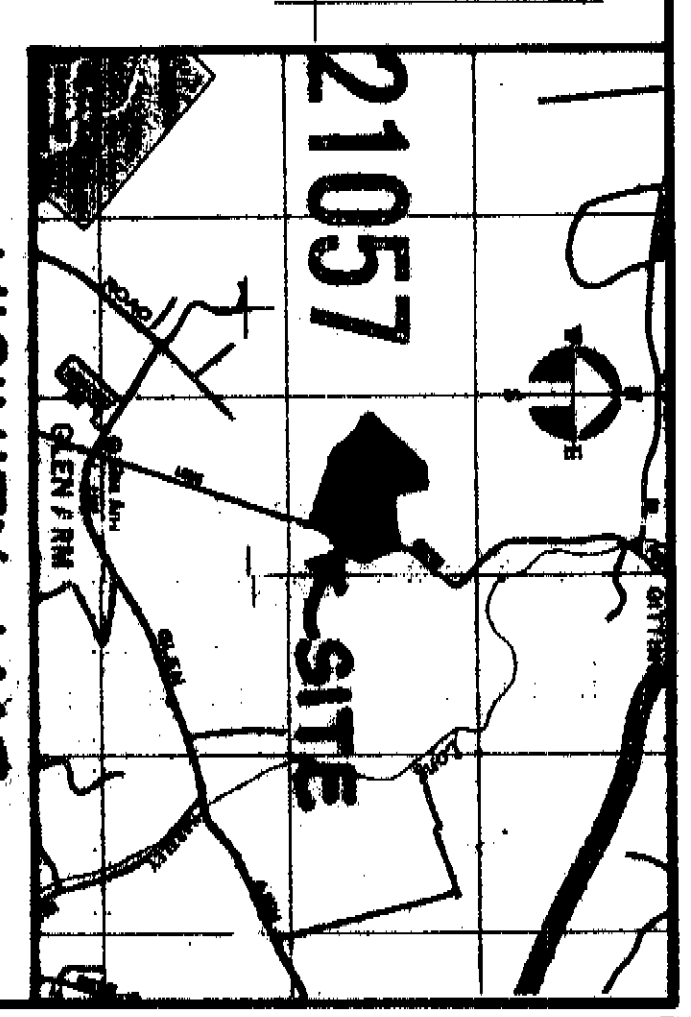
N 60° 11' 60" N
76.15'

POINT OF
BEGINNING

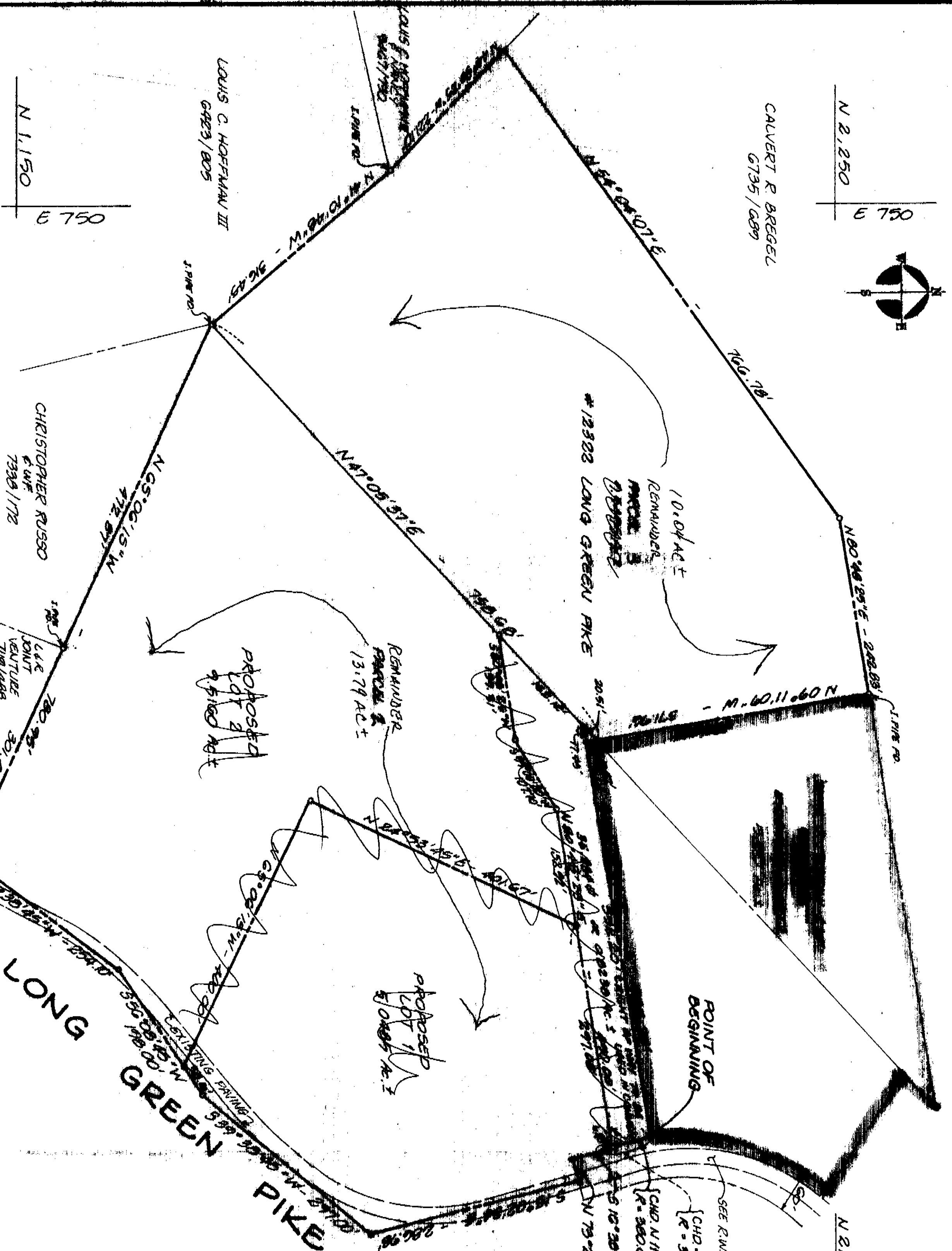
SEE R.W. 71-219-4
CHD 512°15'47"E - 56.90'
(R-300.00', L-56.95'
CHD N 11°44'53"W - 50.02'
(R-300.00', L-50.06'
CHD N 10°20'22"E - 57.53'
(R-300.00', L-57.53'
CHD N 73°26'34"E - 30.00'

N 2,250

E 2,250



VICINITY MAP
SCALE: 1" = 8,000'



LOUIS C. HOFFMAN III
6423/805

CHRISTOPHER RUSSO
6 WIFE
7332/172

6.66
JOINT
VENTURE
7/19/1988

LONG GREEN PIKE

DATE	GRANTOR	GRANTEE	DEED	AREA (Acres)	PARCEL
12/10/1976 ①	DONALD S. CARTER	ANNE H.F. STICK	5713/133	16.34 ±	X 1
8/16/1982 ②	HARRISON N. ROBERTSON JR. & FAIR OGDON WALVERN RE-ASSIGNMENT OF THE ESTATE OF ANNE FITCHETT STICK	LOUIS & NANCY HOFFMAN	6423/805	12.49 ±	X 2
				16.34 ±	2
				12.49 ±	3

DATE	GRANTOR	GRANTEE	DEED	AREA (Acres)	PARCEL
12/10/1976 ①	DONALD S. CARTER	ANNE H.F. STICK	5713/133	16.34 ±	X 1
8/16/1982 ②	HARRISON N. ROBERTSON JR. & FAIR OGDON WALVERN RE-ASSIGNMENT OF THE ESTATE OF ANNE FITCHETT STICK	LOUIS & NANCY HOFFMAN	6423/805	12.49 ±	X 2
				16.34 ±	2
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				16.34 ±	2
				12.49 ±	3

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8/16/1982 ②	HARRISON N. ROBERTSON JR. & FAIR OGDON WALVERN RE-ASSIGNMENT OF THE ESTATE OF ANNE FITCHETT STICK	LOUIS & NANCY HOFFMAN	6423/805	12.49 ±	X 2
				16.34 ±	2
				12.49 ±	3

- General Notes
- The outline of the property is based on the survey by A.P. Fitzpatrick, Inc.
 - The subject property is shown on the Baltimore County 1992 Comprehensive Zoning Map.
 - See Map 53, Sheet 18, Parcel 104
 - Tax Account # 11/1103083750
 - Deed Reference: 10492/1902
 - Geodetic datum: NAD 83
 - Existing Use: 2 vacant parcels
 - Proposed Use: 3 single family dwellings
 - Minimum building setbacks:
a. 75 feet of the centerline of any streets.
b. 35 feet of any lot line.
 - There are no existing wells or septic systems within 100 feet of the proposed houses or septic system.
 - The soil type in the septic reserve area is Manor Loam.
 - Owner: A. Kevin Fitzpatrick
Fitzpatrick Realty
1045 Taylor Ave.
Suite 107
Baltimore, Md. 21286

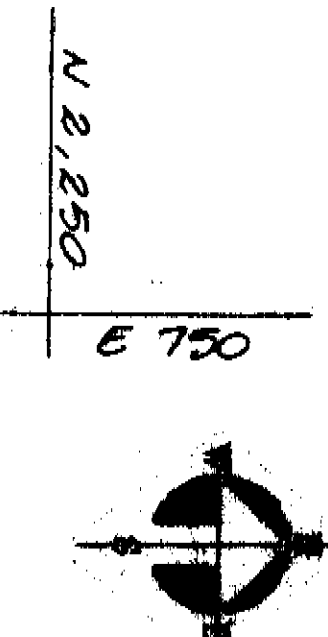
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PLAT TO ACCOMPANY PETITION FOR SPECIAL REASSESSMENT OF PROPERTY OF KEVIN FITZPATRICK AND WIFE LONG GREEN PIKE 11TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

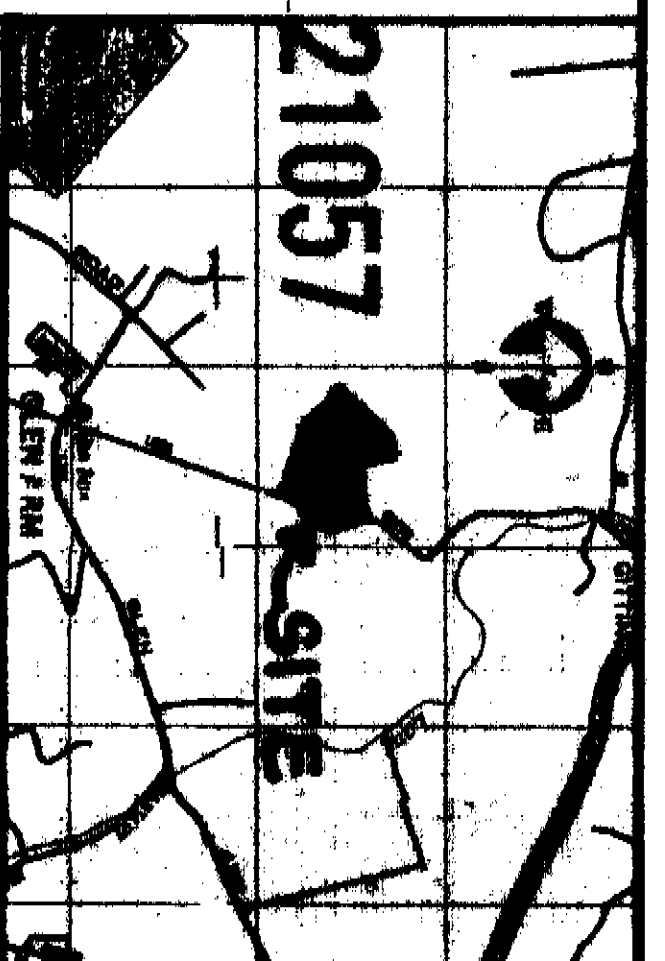
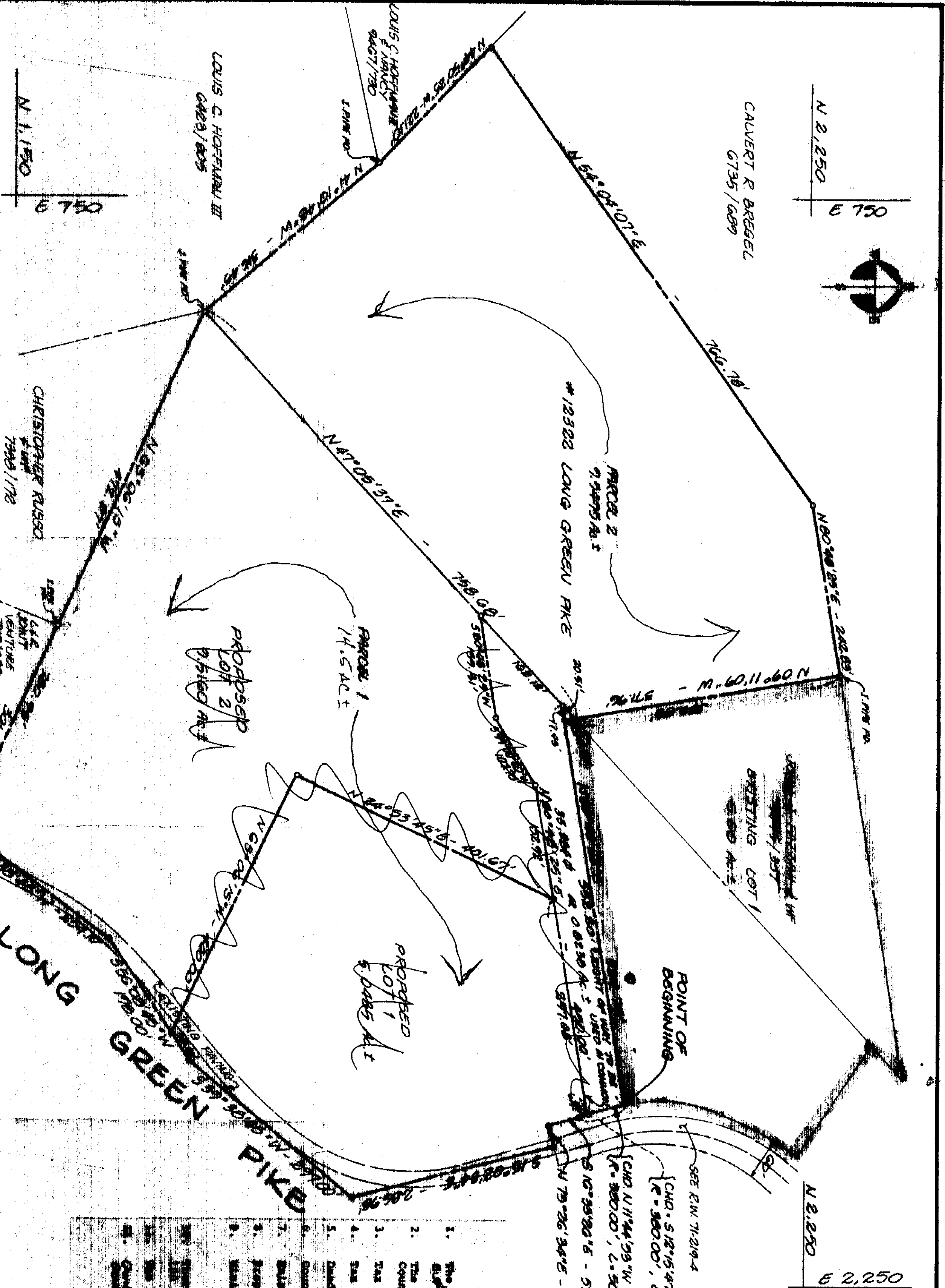
SCALE: 1" = 100'
DATE: MAR. 28, 1994
94002



APR ASSOCIATES, INC.
REGISTERED PROFESSIONAL SURVEYORS
BALTIMORE, MARYLAND



CALVERT R. BREGGEL
6735/689



VICINITY MAP
SCALE: 1" = 2,000'

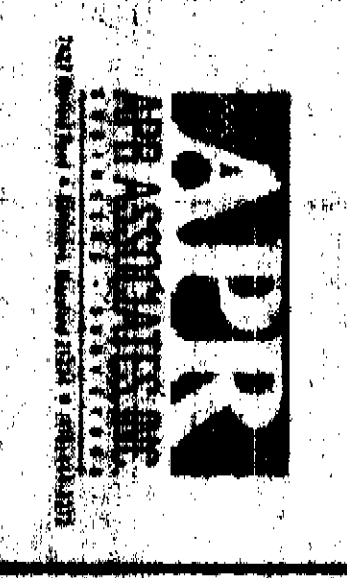
General Notes

1. The outline of the boundary is based on the survey by AFR ASSOCIATES, INC.
 2. The subject property is zoned R.C. 2 per Baltimore County 1992 Comprehensive Zoning Map.
 3. Tax Map 53, Grid 18, Parcel 364
 4. Tax Account # 11/1103003750
 5. Deed Reference: 10442/1002
 6. Condemnation District: 4th
 7. Existing Use: 2 vacant parcels
 8. Proposed Use: 1 single family dwelling
 9. Minimum Building Setbacks:
 - a. 75 feet of the centerline of any street.
 - b. 15 feet of any lot line.
 10. There are no existing utility or service lines within 100 feet of the proposed building or impervious surface.
 11. The site is in the Single Detached House Use District.
- By: David P. Patterson
Professional Engineer
10442/1002
Baltimore, MD 21206

DATE	GRANTOR	GRANTEE	DEED	AREA (Acres)	PAGES
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12/20/1978 (1)	ROBERT S. GARTER	JOHN W.F. STICK	5773/133	16.24 ±	X1
5/16/1982 (2)	HARRISON N. SLOANER JR. & DOMENICO PAUL STIEGLER, JR.	LOUIS & MARCY HOFFMAN	6423/805	16.34 ±	X2
6/26/1984 (3)	LOUIS & MARCY HOFFMAN	JOHN S. DEBORAH MORRIS	0490/805	5.00 ±	LOT 1
8/31/1991 (3)	JOHN S. DEBORAH MORRIS	JOHN & ELIZABETH PARRY	9445/357	13.79 ±	2
4/27/1994 (5)	JOHN & ELIZABETH PARRY	KEVIN & DANNIS KESTERBACK	10472/190	14.7 ±	3
7/21/1994 (6)	KEVIN & DANNIS KESTERBACK	DUNCAN HONES INC.		9.5 ±	2

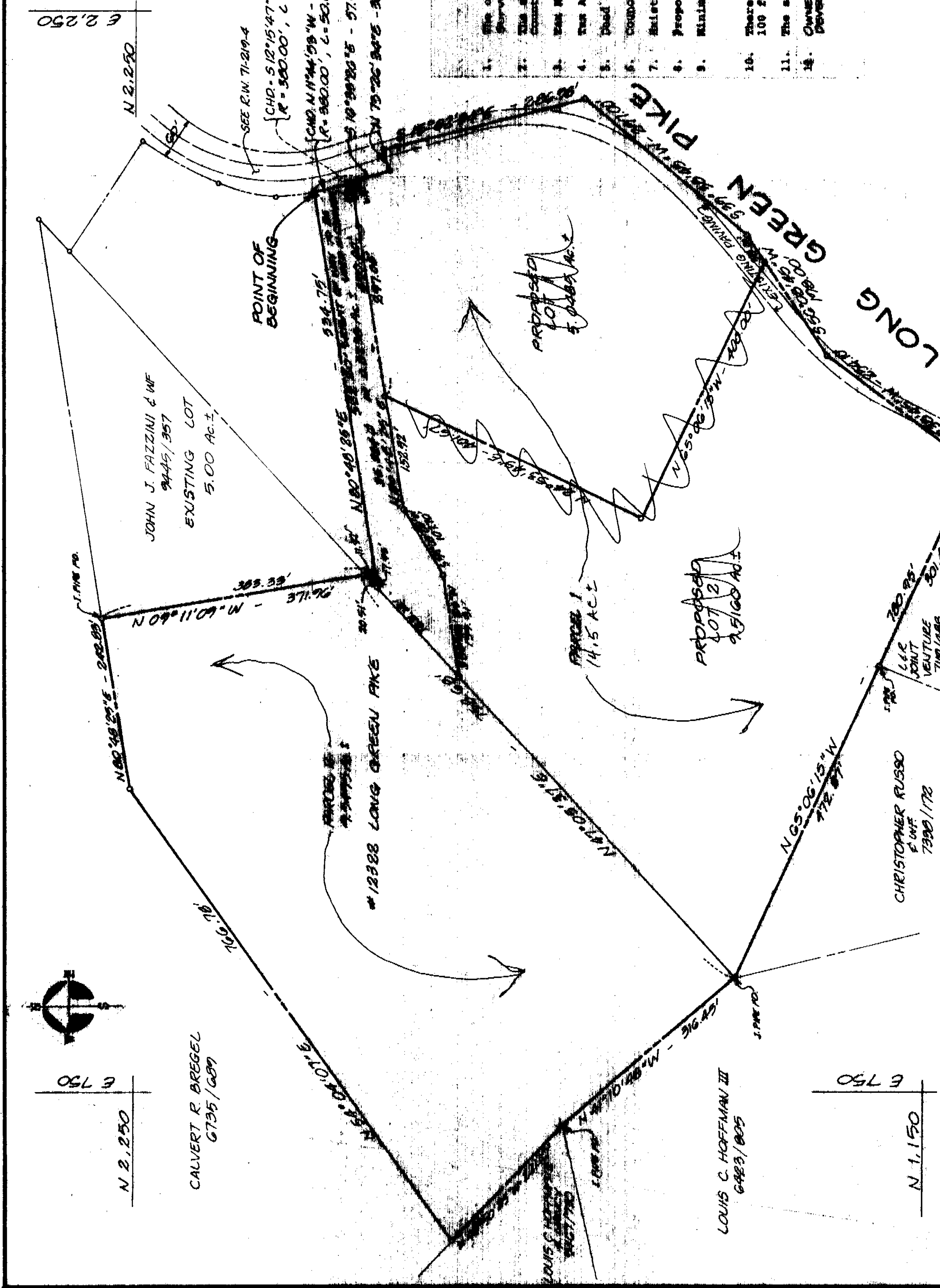
DATE	REVISION	BY
1-18-94	1	AKA
7-18-94	2	AKA



PLAT TO ACCOMPANY PETITION FOR SPECIAL READING
PROPERTY OF
KARMA FITZPATRICK AND WIFE
LONG GREEN PIKE
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100' DATE: MAR. 29, 1994

RTSD

MICROFILMED



VICINITY MAP
SCALE: 1" = 2,000'

General Motors

1. The outline of the boundary is based on the Survey by Ann Associates, Inc.
2. The subject property is zoned R.R. 2 per Baltimore County 1987 Comprehensive Zoning Map.
3. Tax Map 53, Grid 18, Parcel 384
4. Tax Account # 11/1105003750
5. Deed Reference: 154422 / 1987
6. Councilmanic District: 37W
7. Existing Use: 2 vacant parcels
8. Proposed Use: 3 single family dwellings
9. Minimum Building Setbacks:
 - a. 75 feet of the centerline of any streets.
 - b. 35 feet of any lot line.
10. There are no existing wells or septic systems within 100 feet of the proposed houses or septic system.
11. The soil type in the septic reserve area is Manor Loam.
12. Owner & Developer: Mr. Kevin Fitzpatrick
Fitzpatrick Realty
1045 Taylor Ave.
Suite 107
Baltimore, Md. 21286

Owner &
Developer
Mr. Kevin Fitzpatrick
Fitzpatrick Realty
1845 Taylor Ave.
Suite 107
Baltimore, Md. 21286

0 5 5 3

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING
PROPERTY OF
KEVIN FITZPATRICK AND WIFE
LONG GREEN PIKE
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 100'

DATE: MAR. 25, 1994

2000

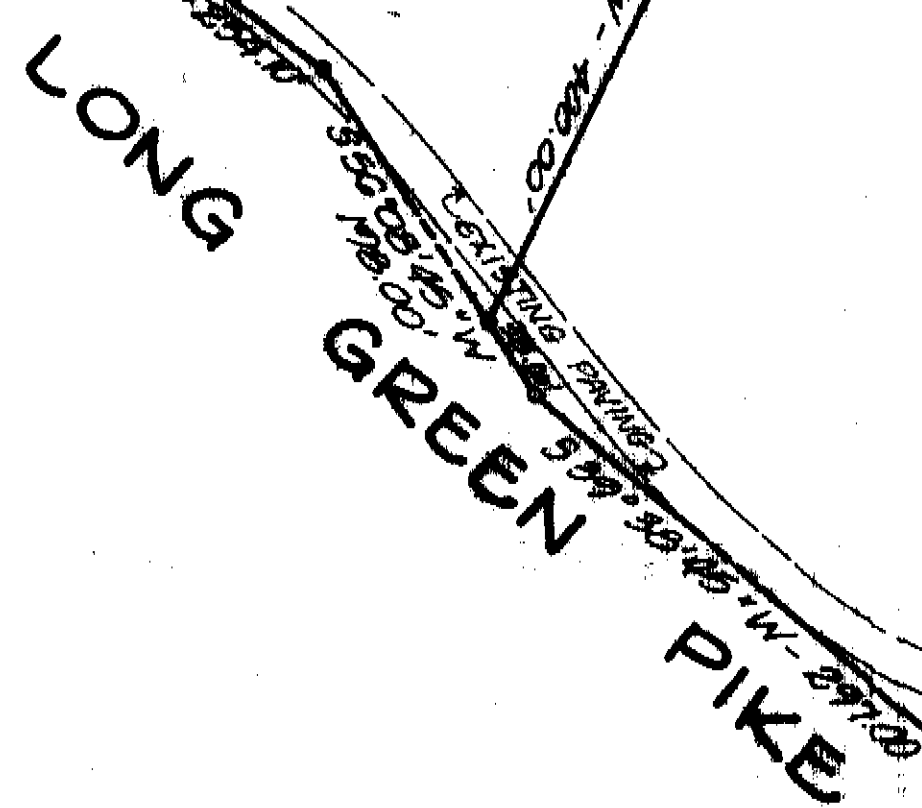
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APR

DATE	GRANTOR	GRANTEE	DEED	AREA (ACRES)	PARCEL
12/30/1976 (1)	RONALD S. CARTER	ANNE W.F. STICK	5713/133	16.34 ±	9-1
8/16/1982 (2)	HARRISON M. ROBERTSON JR. & CONDON MALVERN FAIR STICK PERSONAL REPRESENTATIVES OF THE ESTATE OF ANNE FITCHETT STICK	LOUIS & NANCY HOFFMAN	6423/895	12.49 ±	8-2
5/28/1984 (3)	LOUIS & NANCY HOFFMAN	JOHN & DEBORAH HOFFER	8490/805	16.34 ±	2
8/23/1984 (3)	JOHN & DEBORAH HOFFER	JOHN & ELIZABETH FAZZINI	9445/357	12.49 ±	3
8/2/1986 (4)	JOHN & NANCY HOFFER	KEVIN & DIANNE PETERLICK	10400/360	5.00 ±	LOT 1
8/2/1986 (5)	JOHN & NANCY HOFFER	KEVIN & DIANNE PETERLICK	10400/360	13.79 ±	2
8/2/1986 (5)	JOHN & NANCY HOFFER	KEVIN & DIANNE PETERLICK	10400/360	10.04 ±	3
8/2/1986 (5)	JOHN & NANCY HOFFER	KEVIN & DIANNE PETERLICK	10400/360	5.00 ±	LOT 1
8/2/1986 (5)	JOHN & NANCY HOFFER	KEVIN & DIANNE PETERLICK	10400/360	9.7 ±	2
8/2/1986 (5)	JOHN & NANCY HOFFER	KEVIN & DIANNE PETERLICK	10400/360	13.79 ±	3
8/2/1986 (5)	JOHN & NANCY HOFFER	KEVIN & DIANNE PETERLICK	10400/360	10.04 ±	LOT 1
8/2/1986 (5)	JOHN & NANCY HOFFER	KEVIN & DIANNE PETERLICK	10400/360	5.00 ±	LOT 1
8/2/1986 (5)	JOHN & NANCY HOFFER	KEVIN & DIANNE PETERLICK	10400/360	9.7 ±	2
8/2/1986 (5)	JOHN & NANCY HOFFER	KEVIN & DIANNE PETERLICK	10400/360	13.79 ±	3
8/2/1986 (5)	JOHN & NANCY HOFFER	KEVIN & DIANNE PETERLICK	10400/360	10.04 ±	LOT 1
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8/2/1986 (5)	JOHN & NANCY HOFFER	KEVIN & DIANNE PETERLICK	10400/360	5.00 ±	

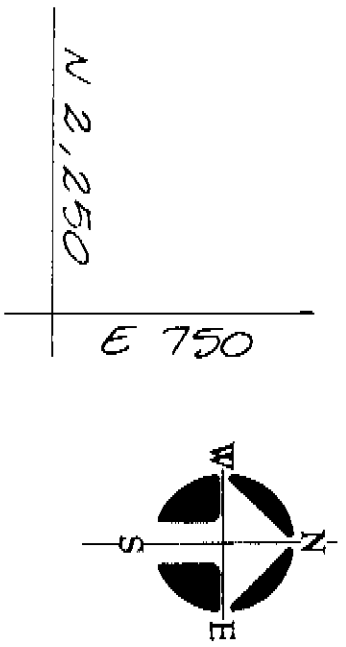
DUTTON HOMES INC.

KEVIN & CLAUDE



Pet. 56

MICROFILMED



CALVERT R. BREGGEL
6735/689

PARCEL 2
9.5495 AC. ±

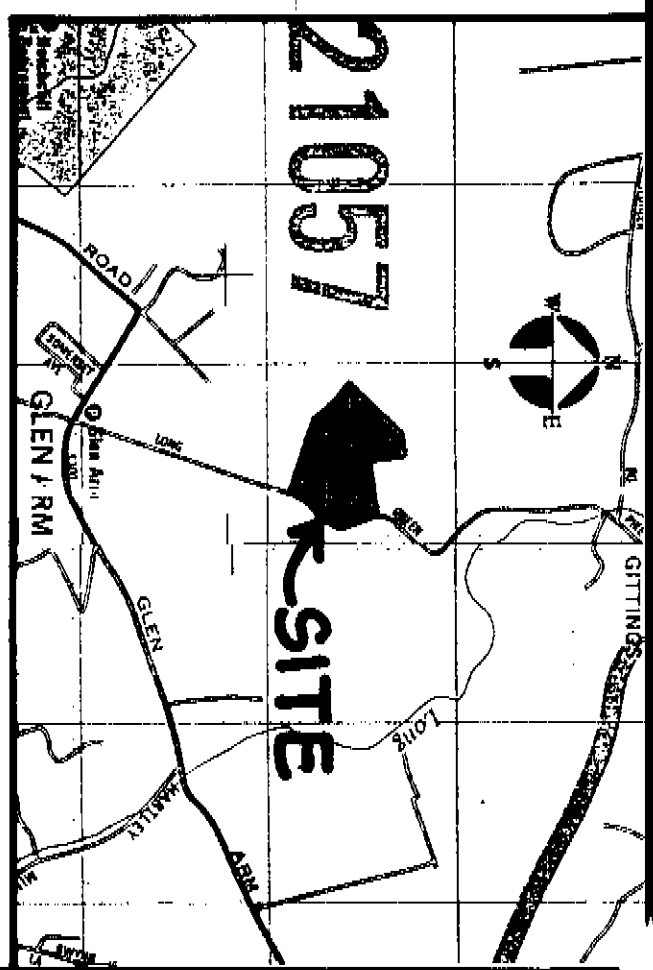
JOHN J. FAZZINI & WIFE
9445/357
EXISTING LOT
5.00 AC. ±

POINT OF BEGINNING

SEE R.W. 71-219-4
CHD. 512°15'47"E - 56.90'
R = 380.00', C = 96.95
CHD. N11°44'53"W - 50.02'
R = 380.00', C = 50.06'
CHD. N10°33'26"E - 57.53'
R = 380.00', C = 30.00'
CHD. N73°26'34"E - 30.00'

VICINITY MAP

SCALE: 1" = 2,000'



PARCEL 1

PROPOSED LOT 1
5.0485 AC. ±

PROPOSED LOT 2
9.5160 AC. ±

LONG GREEN PIKE

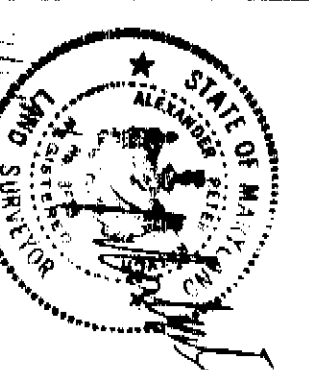
ZONED ML

DATE	GRANTOR	DEED	AREA (Acres)	PARCEL
12/30/1976	DONALD S. CARTER	ANNE H.F. STICK	5713/133	2
8/16/1982	HARRISON M. ROBERTSON JR. & GORDON MALVERN FAIR STICK, PERSONAL REPRESENTATIVES OF THE ESTATE OF ANNE FITCHETT STICK	LOUIS & NANCY HOFFMAN	6423/805	3
5/25/1990	LOUIS & NANCY HOFFMAN	JOHN & DEBORAH HOFFMAN	8490/805	LOT 1
8/31/1992	JOHN & DEBORAH HOFFMAN	JOHN & ELIZABETH FAZZINI	9445/357	LOT 1
3/0/1994	LOUIS & NANCY HOFFMAN	KEVIN & DIANNE FITZPATRICK	10408/358	LOT 1
4/27/1994	KEVIN & DIANNE FITZPATRICK	KEVIN & DIANNE FITZPATRICK	10492/190	LOT 1
7/21/1994	KEVIN & DIANNE FITZPATRICK	DUHON HOMES, INC.	945 ±	2

1. The outline of the boundary is based on the Survey by APR ASSOCIATES, INC.
2. The subject property is zoned R.C. 2 per Baltimore County 1992 Comprehensive Zoning Map.
3. Tax Map 53, Grid 18, Parcel 384
4. Tax Account # 11/1103003750
5. Deed Reference: 10492/190
6. Councilmanic District: 6TH
7. Existing Use: 2 vacant parcels
8. Proposed Use: 3 single family dwellings
9. Minimum Building Setbacks:
 - a. 75 feet of the centerline of any streets.
 - b. 35 feet of any lot line.
10. There are no existing wells or septic systems within 100 feet of the proposed houses or septic systems.
11. The soil type in the septic reserve area is Manor Loam.
12. OWNER & DEVELOPER
Mr. Kevin Fitzpatrick
Fitzpatrick Realty
1045 Taylor Ave.
Suite 107
Baltimore, Md. 21286

Handwritten signature: *Kevin Fitzpatrick*

DATE	REVISION	BY
7-21-94	REVISION	
7-18-94	REVISION	
7-21-94	REVISION	



PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING

PROPERTY OF
KEVIN FITZPATRICK AND WIFE
LONG GREEN PIKE
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 100' DATE: MAR. 25, 1994

94002

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S Long Green Pike, 2400' N *
of c/1 Glen Arm Rd. #12314, * ZONING COMMISSIONER
12322 & 12330 Long Green Pike *
11th Election District * OF BALTIMORE COUNTY
6th Councilmanic District *
Legal Owner: Kevin C. * Case No. 95-23-SPH
Fitzpatrick et ux, et al
Contract Purchaser: Neil M. *
Graham, et al, Petitioners *
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the properties known as 12314, 12322 and 12330 Long Green Pike located near Glen Arm in northern Baltimore County. Approval and confirmation is sought for the subject R.C.2 property that same: (1) is now and has been, two pre-1979 lots of record between 2 and 100 acres each; and (2) the transfer of the post-1979 Fazzini (Hoffman/Hofmeir) Lot represented the utilization of one density unit; and (3) there are four R.C.2 density units on the property that can be allocated as shown on the site plan; and (4) the requested relief would be consistent with the spirit and intent of the zone. The subject property and requested relief are all as more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case were Kevin C. Fitzpatrick and Diane L. Fitzpatrick, property owners. Also present in support of the Petition were other adjacent property owners, namely, R. Darryl Brophy, Katharine A. Brophy, John Fazzini and Elizabeth Fazzini. Also appearing and testifying in support of the Petition was Alex Ratych, the surveyor who prepared the site plan, and Norman Gerber, a land planning/zoning expert. The Petitioners were represented by Douglas L. Burgess, Esquire. There were no Protestants, per se, present; however,

Bill Boehmer and Tabby Boehmer, his daughter, appeared as interested persons. Also present was Margaret Worrall from the Valleys Planning Council.

Mr. Ratych testified and presented the site plan. He also submitted a number of exhibits which demonstrated the chain of ownership of the subject property. The entire tract at issue is comprised of approximately 29 acres of land located immediately adjacent to Long Green Pike. This large tract is zoned R.C.2, but for a small sliver of the southern portion of same which is zoned M.L. The M.L. designation has no significance on the issue presented and apparently results from an inconsistency in the application of the zoning line to the property line.

In any event, testimony and evidence presented, including deeds evidencing prior ownership, show that the entire property was acquired by Ann H.P. Stick on or about December 30, 1976. It is significant to note that within Ms. Stick's deed of acquisition, the 29 acre property was described as containing two parcels. Specifically, parcel No. 1 was designated as a plot of ground containing 16.34 acres which lay immediately adjacent to Long Green Pike. To the rear was land known as parcel No. 2, containing approximately 12.49 acres.

This date of acquisition and property designation within the deeds is significant because of the date of adoption of R.C. zoning in Baltimore County. That classification was enacted by the County Council in November of 1979 and that date is to be applied in determining what lots of record existed at that time. Specifically, the regulations provide that any R.C.2 lot of record between 2 and 100 acres duly recorded in the Land Records of Baltimore County in November of 1979 can be subdivided so as to create two building lots. Thus, since parcels 1 and 2 were clearly each a

lot of record, the Petitioners allege that four building lots (aka density units) were available as of November of 1979.

The property was conveyed from the Estate of Mrs. Stick to Louis and Nancy Hoffman and later to John and Deborah Hofmeir. In August 1992, a five acre parcel was conveyed from Mr. and Mrs. Hofmeir to the present property owners, John J. Fazzini and Elizabeth P. Fazzini. It is of interest to note that this five acre parcel is actually comprised of portions from both parcel No. 1 and parcel No. 2. The Fazzini property, now known as lot No. 1, is on the northeast corner of the site and is presently being developed with a single family house. The house is near completion and will be occupied shortly. Moreover, written statements were received from both Mr. and Mrs. Hoffman and Mr. and Mrs. Hofmeir, as well as oral testimony from Mr. Fazzini, that the subject five acre lot was intended to utilize one density unit. Thus, one building lot has been created from the original tract and it is clear that the Fazzini property cannot and should not be further subdivided.

As to the balance of the tract, it was subsequently acquired by the Petitioners, Kevin and Diane Fitzpatrick. From the 24 acres acquired by the Fitzpatricks, they have conveyed the balance of parcel 2, comprised of 9.5495 acres to a construction company for development. Apparently, construction of a single family dwelling has just commenced on that rear lot. Access to that rear lot will be by way of an easement/right-of-way from Long Green Pike through Parcel No. 1. As to parcel No. 1, the Petitioners propose a subdivision of same so as to create two additional building lots. One lot will be immediately adjacent to Long Green Pike and will be 5.0485 acres in area. The second lot will contain 9.5160 acres. All four of these lots are shown on the site plan and the devolution of

title of the entire tract is shown on Petitioners' Exhibits 5A thru 5F which contain both the boundaries and deeds of the properties conveyed.

The Petitioners come before me seeking special hearing relief to legitimize the prior transfer of the Fazzini lot and to establish that four density units can be utilized. It is to be noted that there is no objection from adjoining property owners, or the County, to the Petition. In fact, correspondence from Wally Lippincott from the Office of Planning and Zoning that the proposed lots will not be adverse on the agricultural character of this tract. In this regard, testimony was presented that there are no crops being farmed on the site; rather, the property is entirely wooded. Moreover, there is no adverse comment from any County agency, including the Office of Planning and Zoning and/or the Department of Environmental Protection and Resource Management.

After consideration of the testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing. It is clear that, as of November 1979, four building lots were available for the overall tract. Clearly, parcel 1 and parcel 2 were identifiable lots of record and distinct properties, at that time. Since each parcel was between 2 and 100 acres in size, two density units were attributable to each.

Let it also be noted that I am appreciative of the concerns expressed by Mrs. Worrall's on behalf of Valleys Planning Council. She was particularly concerned about the creation of the Fazzini lot, and that same contains land from both parcel 1 and parcel 2. To a certain extent, the creation of the Fazzini lot did result from the subdivision of both parcel 1 and parcel 2. Clearly, each parcel can only be subdivided one time. However, the testimony and evidence presented was that the grantors and grantees in that instance intended to utilize only one density unit when the Fazzini lot was created. Therefore, although approving the Peti-

tion, I will enter a restriction within my Order prohibiting additional subdivision of that lot, or the balance of the tract, other than as shown on the site plan. Clearly, the creation of the Fazzini tract is a situation unique to this property. There is no evidence that a grant of the Petition will be detrimental to the health, safety or general welfare of the locale. To the contrary, granting of the relief requested is clearly consistent with the spirit and intent of the regulations as well as the R.C. zoning classification.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of August, 1994 that, pursuant to the Petition for Special Hearing, approval for the subject R.C.2 property that same: (1) is now and has been, two pre-1979 lots of record between 2 and 100 acres each; (2) the transfer of the post-1979 Fazzini (Hoffman/Hofmeir) Lot represented the utilization of one density unit; (3) there are four R.C.2 density units on the property that can be allocated; and (4) the requested relief would be consistent with the spirit and intent of the zone, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The relief granted herein will allow a subdivision of the original 29 acre tract only as shown on the site plan, marked as Petitioners' Exhibit No. 1. There shall be no further subdivision of the original 29 acre tract

acquired by Mrs. Stick in 1976. Moreover, the property designated on the site plan as the Fazzini lot may not be further subdivided and constitutes the utilization of one density unit.

Dianne E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mnn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 30, 1994

Douglas L. Burgess, Esquire
Nolan, Plumhoff and Williams, Chartered
Suite 700, Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 95-23-SPH
Legal Owners: Kevin C. Fitzpatrick, et ux, et al
Contract Purchasers: Neil M. Graham, et al Petitioners

Dear Mr. Burgess:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Dianne E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mnn
att.

cc: Mr. and Mrs. Kevin Fitzpatrick
Mr. and Mrs. R. Darryl Brophy
Mr. and Mrs. John Fazzini



Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 12314, 12322, 12330 Long Green Pike, Glen Arm, Maryland which is presently zoned R.C.2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See "Attachment A"

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to end to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. Legal Owner(s):

John J. Fazzini
Elizabeth P. Fazzini
Legal Owners

Kevin C. Fitzpatrick
Legal Owner

16 Airway Circle, Apartment 1D
Towson, Maryland 21286
City State Zipcode

Dianne Lynne Fitzpatrick
Address Phone No.
1730 Ryewood Road Baltimore, Maryland 21234

See "Attachment B" for Contract Purchasers

Douglas L. Burgess, Esquire
Nolan, Plumhoff & Williams, Chartered

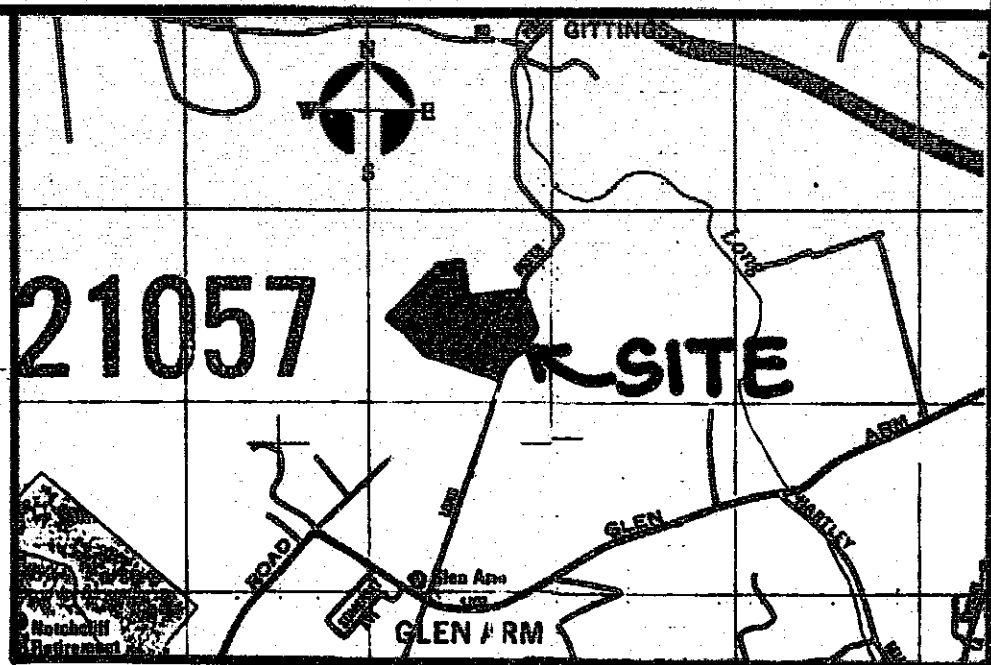
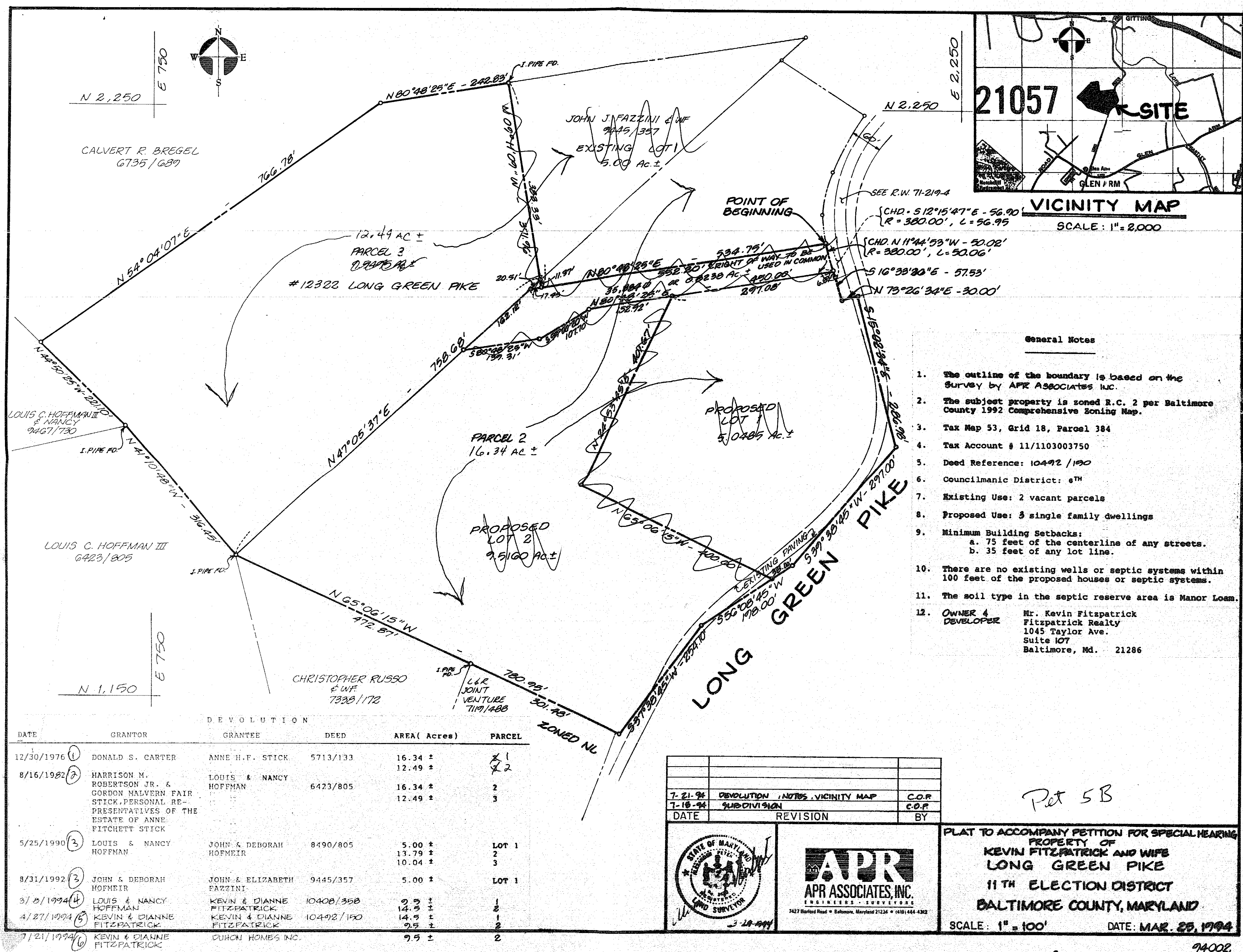
Douglas L. Burgess
Suite 700, Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204
City State Zipcode

Name
Address Phone No. City State Zipcode

Name Address and phone number of representative to be contacted

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
unavailable for hearing
the following dates
ALL OTHER
REVIEWED BY DATE

* see attached ch. 4

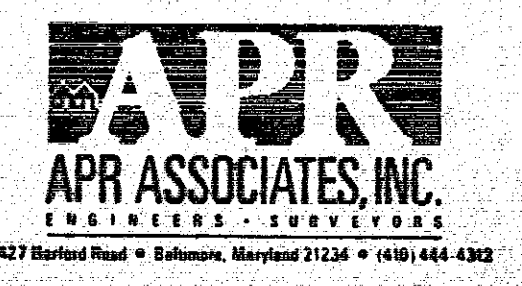


General Notes

- The outline of the boundary is based on the survey by APR Associates Inc.
- The subject property is zoned R.C. 2 per Baltimore County 1992 Comprehensive Zoning Map.
- Tax Map 53, Grid 18, Parcel 384
- Tax Account # 11/1103003750
- Deed Reference: 10492/190
- Councilmanic District: 6TH
- Existing Use: 2 vacant parcels
- Proposed Use: 3 single family dwellings
- Minimum Building Setbacks:
 a. 75 feet of the centerline of any streets.
 b. 35 feet of any lot line.
- There are no existing wells or septic systems within 100 feet of the proposed houses or septic systems.
- The soil type in the septic reserve area is Manor Loam.
- OWNER & DEVELOPER** Mr. Kevin Fitzpatrick
 Fitzpatrick Realty
 1045 Taylor Ave.
 Suite 107
 Baltimore, Md. 21286

DATE	GRANTOR	GRANTEE	DEED	AREA (Acres)	PARCEL
12/30/1976 (1)	DONALD S. CARTER	ANNE H.F. STICK	5713/133	16.34 ±	2 1
8/16/1982 (2)	HARRISON M. ROBERTSON JR. & GORDON MALVERN FAIR STICK, PERSONAL REPRESENTATIVES OF THE ESTATE OF ANNE FITCHETT STICK	LOUIS & NANCY HOFFMAN	6423/805	16.34 ±	2 2
5/25/1990 (3)	LOUIS & NANCY HOFFMAN	JOHN & DEBORAH HOFMEIR	8490/805	13.79 ±	2 3
8/31/1992 (3)	JOHN & DEBORAH HOFMEIR	JOHN & ELIZABETH FAZZINI	9445/357	5.00 ±	LOT 1
3/8/1994 (4)	LOUIS & NANCY HOFFMAN	KEVIN & DIANNE FITZPATRICK	10408/358	9.5 ±	1
4/27/1994 (6)	KEVIN & DIANNE FITZPATRICK	KEVIN & DIANNE FITZPATRICK	10492/190	14.5 ±	1
7/21/1994 (6)	KEVIN & DIANNE FITZPATRICK	DUHON HOMES INC.		9.5 ±	2

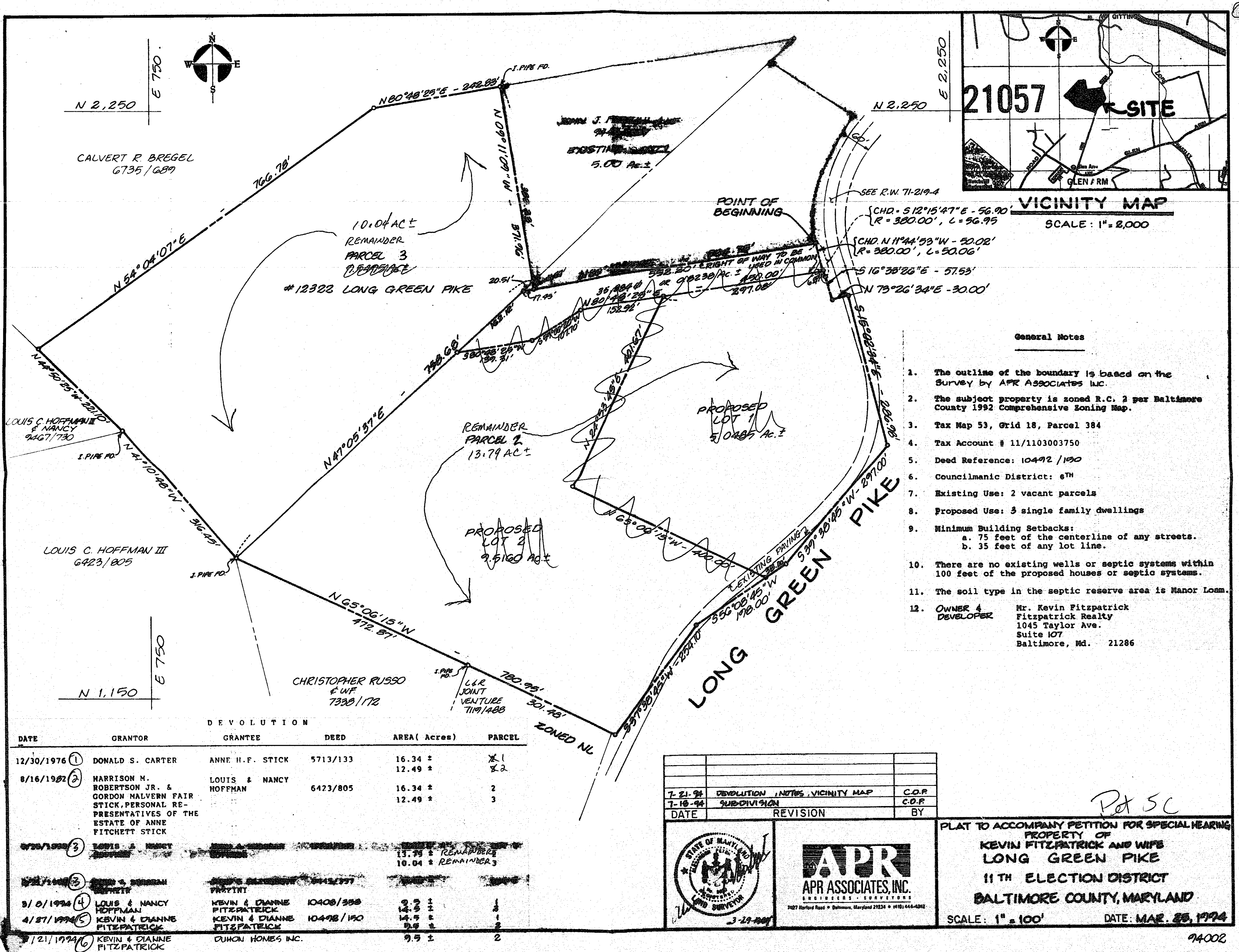
DATE	REVISION	BY
7-21-94	DEVOLUTION / NOTES, VICINITY MAP	C.O.P.
7-18-94	SUBDIVISION	C.O.P.



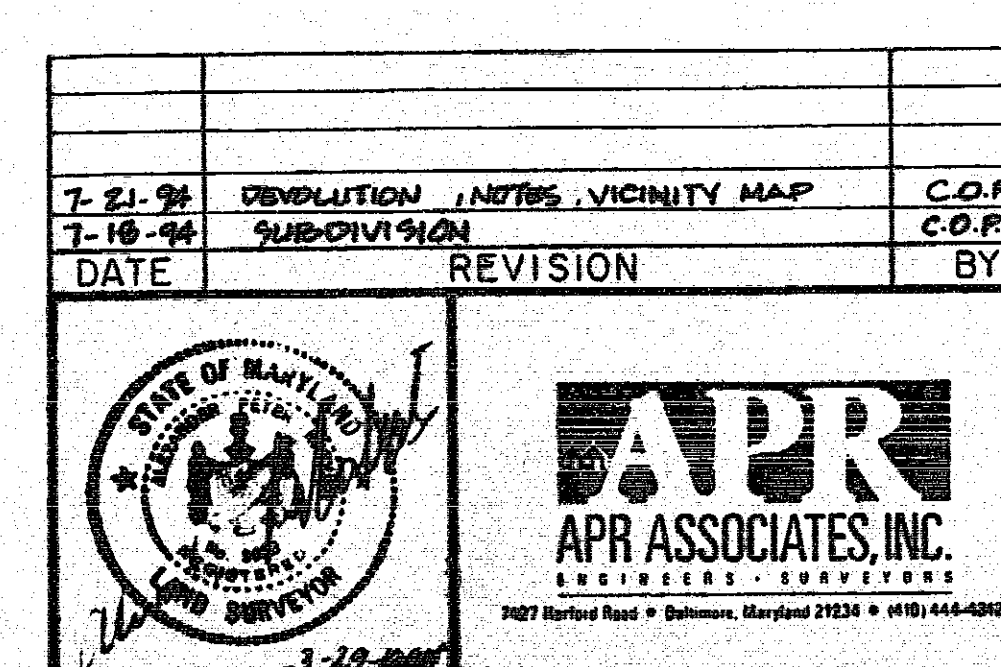
PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING
 PROPERTY OF
 KEVIN FITZPATRICK AND WIFE
 LONG GREEN PIKE
 11TH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: MAR. 23, 1994

JERRY S. SOPHER
 ATTORNEY AT LAW
 10 S. Calvert Street
 Baltimore, Md. 21202
 Phone 837-0322

STATE DEPARTMENT OF ASSESSMENTS & TAXATION
 AGRICULTURAL TRANSFER TAX NOT APPLICABLE
 SIGNATURE: [Signature] DATE: 5/17/92
 8 8257****152511a 8178A



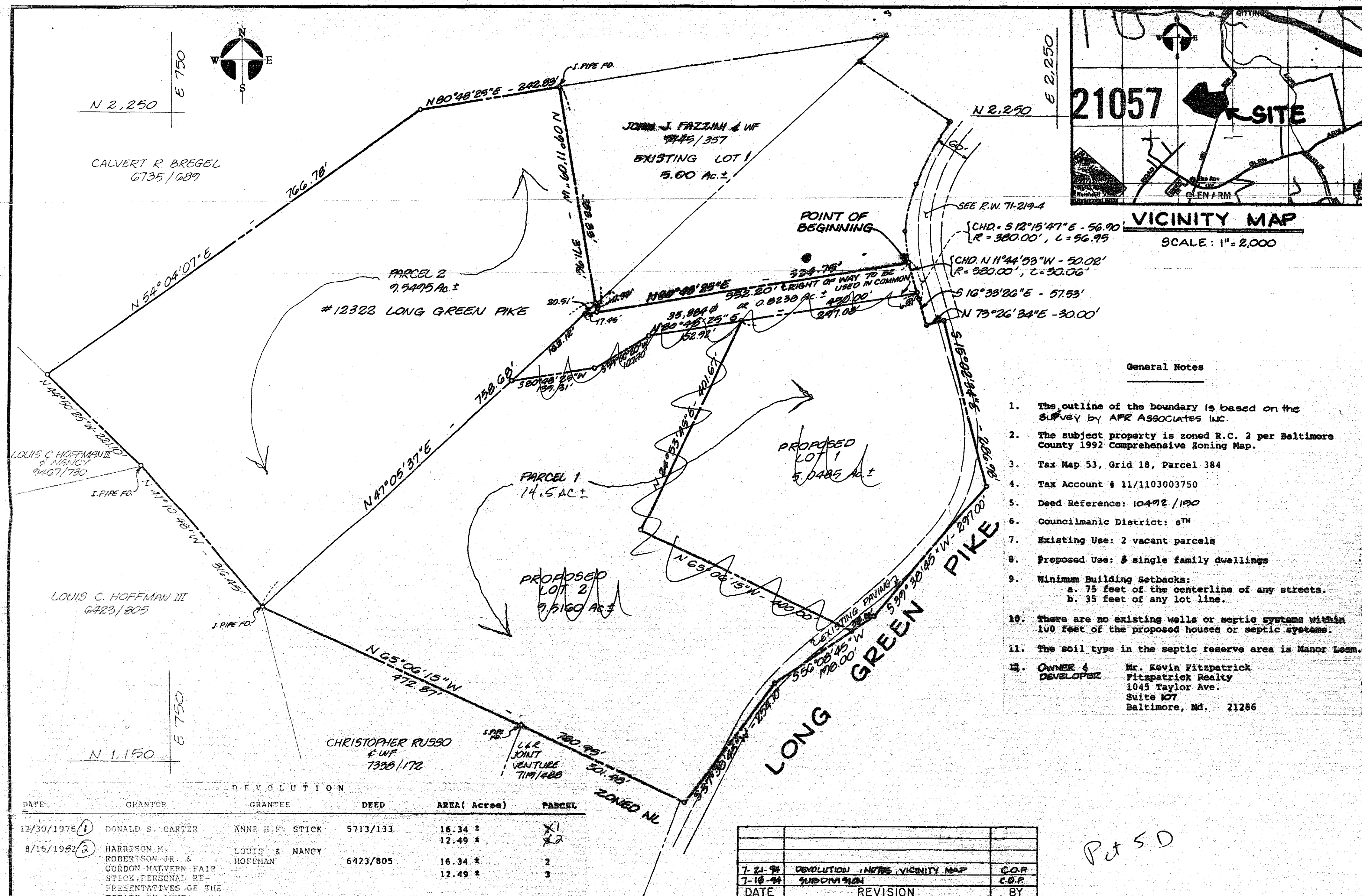
DATE	GRANTOR	GRANTEE	DEED	AREA (Acres)	PARCEL
12/30/1976	① DONALD S. CARTER	ANNE H.F. STICK	5713/133	16.34 ±	X1
8/16/1982	② HARRISON M. ROBERTSON JR. & GORDON MALVERN FAIR STICK, PERSONAL REPRESENTATIVES OF THE ESTATE OF ANNE FITCHETT STICK	LOUIS & NANCY HOFFMAN	6423/805	16.34 ±	2
5/25/1988	③ LOUIS & NANCY HOFFMAN	LOUIS & NANCY HOFFMAN	10408/355	12.49 ±	3
5/2/1994	④ LOUIS & NANCY HOFFMAN	KEVIN & DIANNE FITZPATRICK	10408/355	12.49 ±	1
4/27/1994	⑤ KEVIN & DIANNE FITZPATRICK	KEVIN & DIANNE FITZPATRICK	10408/150	12.49 ±	2
7/21/1994	⑥ KEVIN & DIANNE FITZPATRICK	DUKON HOMES, INC.		9.5 ±	2



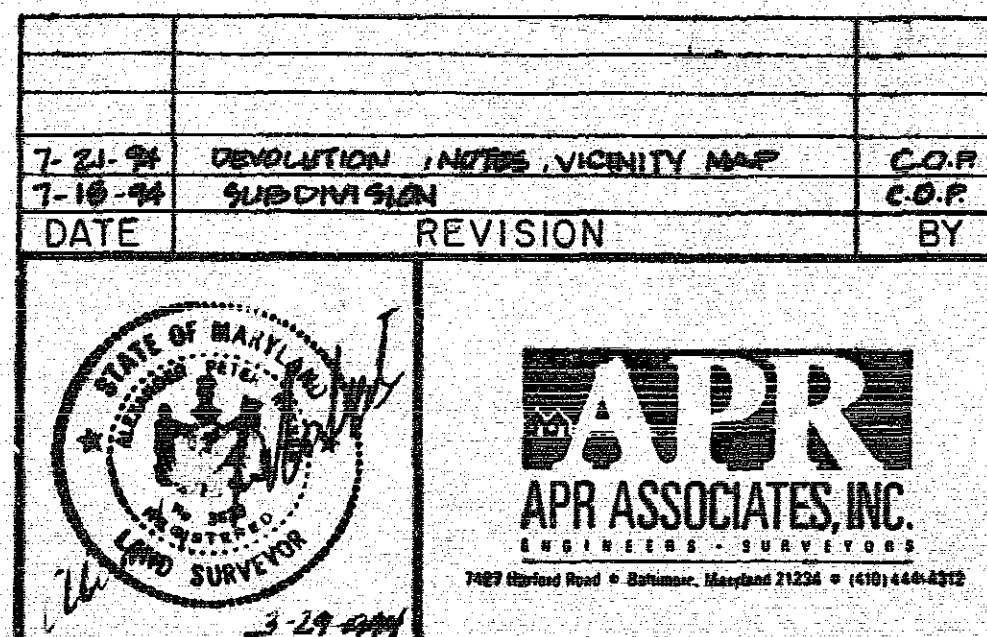
PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING
PROPERTY OF
KEVIN FITZPATRICK AND WIFE
LONG GREEN PIKE
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100' DATE: MAY 25, 1994

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG GREEN PIKE
This Deed, MADE THIS 25th day of May
in the year one thousand nine hundred and ninety
by and between
Louis C. Hoffman, III and Nancy C. Hoffman, Husband and Wife
of the first part, and
John W. Hofmeier and Deborah L. Hofmeier, Husband and Wife
of the second part.
WITNESSETH, That in consideration of the sum of (\$ 75,000.00) Seventy-Five Thousand and 00/100'S ***
and other good and valuable considerations, receipt of which is hereby acknowledged,
the said Parties of the first part
do grant and convey to the said Parties of the second part,
as tenants by the entireties, their assigns, the survivor of them, the
survivor's
personal representatives/successors and assigns
that lot of ground situate in Baltimore County Maryland
and described as follows, that is to say:
All that tract of land as described on the attached Exhibit A and as shown
on the Minor Subdivision Plat filed herewith as Exhibit B.
BEING a part of that tract of land which by Deed dated August 16, 1982, and
recorded among the Land Records of Baltimore County in Liber 8490, folio 805 was granted and conveyed by Harrison M. Robertson, Jr., and
Gordon Malvern Fair Stick, Personal Representatives of the Estate of Anne
Fitchett Stick, unto the above-named Grantors.
RECORDED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
11/15/94
By [Signature] Date 11-15-94
B B 1

DEED, FEE SIMPLE
INDIVIDUAL GRANTOR
(DEED/FEE)
THIS DEED made this 31st of August in the year one thousand nine hundred and
Ninety-Two by and between JOHN W. HOFMEIER and DEBORAH L. HOFMEIER,
HUSBAND AND WIFE, parties of the first part, Grantor(s) and JOHN J. FAZZINI and
ELIZABETH P. FAZZINI, HUSBAND AND WIFE, parties of the second part, Grantee(s).
WITNESSETH, that in consideration of the sum of One Hundred Ten Thousand
and 00/100'S *** (\$110,000.00) DOLLARS, the actual consideration paid or to be paid, and
other good and valuable considerations, receipt of which are hereby acknowledged, the said parties
of the first part do grant and convey to the said JOHN J. FAZZINI and ELIZABETH P. FAZZINI,
HUSBAND AND WIFE, tenants by the entireties, their assigns, the survivor of them and the
survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in
BALTIMORE COUNTY, State of Maryland, and described as follows, that is to say:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
BEING the same lot of ground by which Deed dated May 25, 1990 and recorded among the Land
Records of Baltimore County in Liber 8490, folio 805 was granted and conveyed by Louis C.
Hoffman, III and Nancy C. Hoffman unto John W. Hofmeier and Deborah L. Hofmeier, the within
Grantors.
The Grantees hereby certify, under penalties of perjury, that the land conveyed in said Deed is
residentially improved, owner-occupied real property and that the residence will be occupied by
us.
TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters,
privileges, appurtenances and advantages thereto belonging or in anywise appertaining.
TO HAVE AND TO HOLD the said described lot of ground and premises to the said
JOHN J. FAZZINI and ELIZABETH P. FAZZINI, HUSBAND AND WIFE, tenants by the entireties, their
assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple.
AND the said parties of the first part hereby covenant that they have not done or
suffered to be done any act, matter or thing whatsoever, to encumber the property hereby
conveyed; that they will warrant specially the property hereby granted; and that they will execute
such further assurances of the same as may be requisite.
WITNESS the hands and seals of said Grantors and Grantees.
TEST: [Signatures]
JOHN W. HOFMEIER, Grantor (SEAL) 11/21/94
DEBORAH L. HOFMEIER, Grantor (SEAL) 11/21/94
JOHN J. FAZZINI, Grantee (SEAL)
RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
11/21/94
AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE [Signature] DATE 11/21/94
02AD2H0026TLTRTX
BA 0003:34PH10/16/92 \$1,760.00



- General Notes**
- The outline of the boundary is based on the Survey by APR Associates Inc.
 - The subject property is zoned R.C. 2 per Baltimore County 1992 Comprehensive Zoning Map.
 - Tax Map 53, Grid 18, Parcel 384
 - Tax Account # 11/1103003750
 - Deed Reference: 10492/150
 - Councilmanic District: 6TH
 - Existing Use: 2 vacant parcels
 - Proposed Use: 3 single family dwellings
 - Minimum Building Setbacks:
 - 75 feet of the centerline of any streets.
 - 35 feet of any lot line.
 - There are no existing wells or septic systems within 100 feet of the proposed houses or septic systems.
 - The soil type in the septic reserve area is Manor Loam.
 - OWNER & DEVELOPER** Mr. Kevin Fitzpatrick
Fitzpatrick Realty
1045 Taylor Ave.
Suite 107
Baltimore, Md. 21286



PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING
PROPERTY OF
KEVIN FITZPATRICK AND WIFE
LONG GREEN PIKE
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: MAR. 23, 1994

This Deed, MADE THIS 8th day of March
 in the year one thousand nine hundred and ninety-four by and between
 LOUIS C. HOFFMAN, III and NANCY C. HOFFMAN, his wife

of Baltimore County, State of Maryland, parties of the first part, and
 KEVIN C. FITZPATRICK and DIANNE LYNN FITZPATRICK, his wife, of Baltimore County, State of Maryland, parties

of the second part.

WITNESSETH, That in consideration of the sum of ONE HUNDRED FIFTY-FIVE THOUSAND AND 00/100 (\$155,000.00) DOLLARS, the receipt whereof is hereby acknowledged,

the said parties of the first part

RECEIVED FOR TRANSFER
 State Department of
 Assessments & Taxation
 for Baltimore County
 By *KH* 3/16/94
 Date

do grant and convey to the said parties of the second part, as tenants by the entireties, their assigns and unto the survivor of them, his or her

personal representatives ~~successors~~ and assigns, in fee simple, all

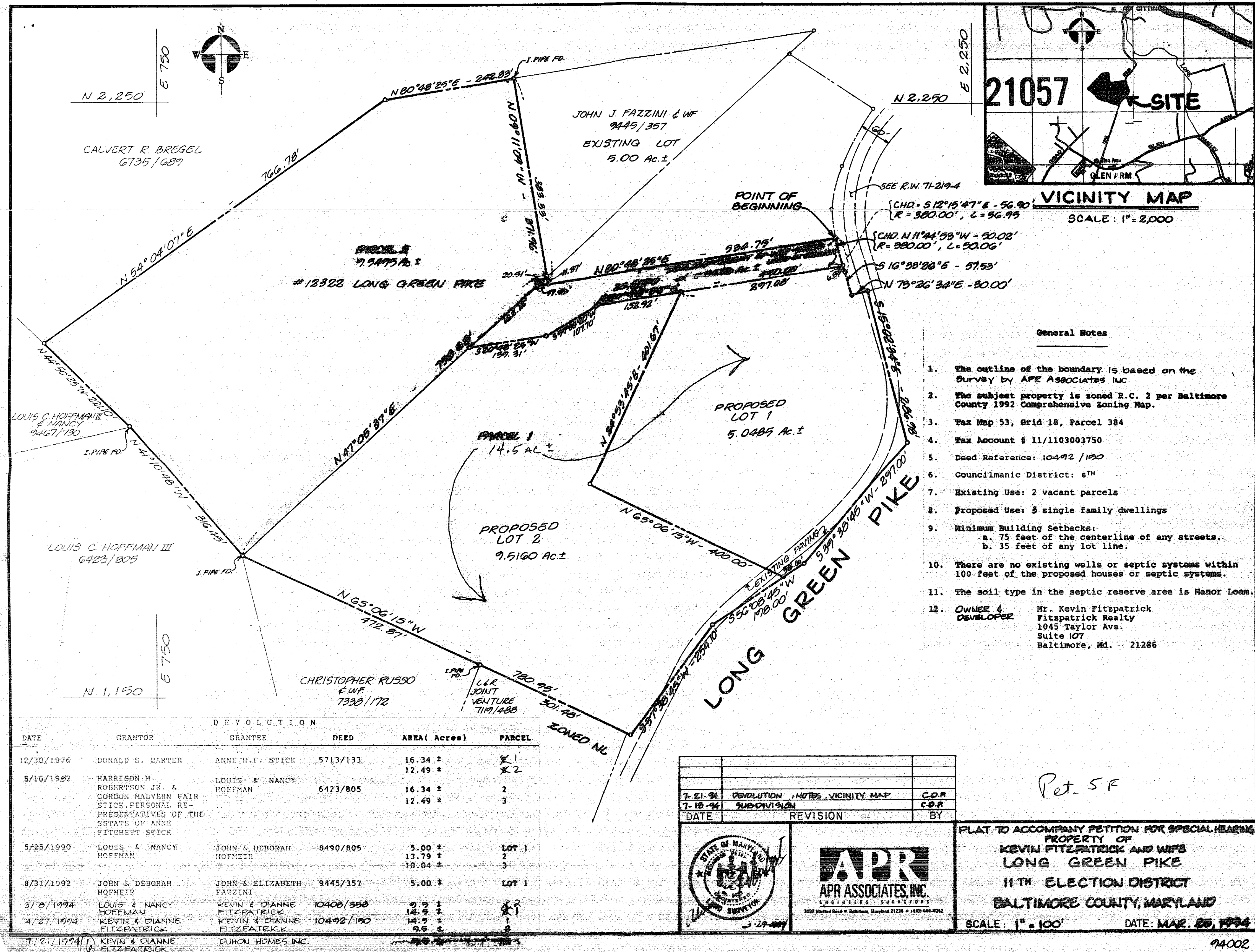
those lots of ground situate in the Eleventh Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE FIRST THEREOF at remains of and in the place where formerly stood a bounded chestnut tree, the beginning of a lot containing about six acres, conveyed by Margaret Gittings to John S. Gittings, said tree being also a boundary of the land formerly belonging to Hale and of John V. Wilson's land, and running thence bounding on said Wilson's outline as corrected for variation, North forty-four degrees and one-fourth of a degree East eighty-two perches and fourteen links, to the end of the first line of Robert Roach's lot, thence binding on said first line reversely as corrected, South fifty-eight degrees and one-half of a degree East twelve perches to the beginning of said Roach's lot on the northwest side of Turnpike Road, thence crossing and recrossing said road, South 15 degrees west thirteen perches and three-tenths of a perch to a point on the northwest side of the road, thence with and crossing said road, south twenty degrees east twenty-one perches and one-third of a perch to a point on the southeast side of said road, thence crossing and recrossing said road, south thirty-four degrees and one-fourth of a degree west eighteen perches to a point on the southeast side of the road, thence in the road south fifty degrees and three-quarters of a degree west twelve perches, thence south thirty-two degrees and one-fourth of a degree west fifteen perches and four-tenths of a perch to a stake on the northwest side of the Turnpike at the end of the second line of the lot conveyed by Margaret Gittings to John S. Gittings before referred to, thence with the given line of said lot north seventy degrees and one-half of a degree west forty-seven perches and one-third of a perch to the beginning. Containing sixteen acres, one rood and twenty-eight square perches of land, more or less.

SAVING AND EXCEPTING therefrom so much of said parcel as was conveyed to Baltimore County, Maryland by deed dated April 5, 1976, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5623, folio 768.

AMOUNT \$2800
 SIGNATURE *CF* DATE 3/16/94 "LETTER OF INTENT ON REMAINDER OF ACREAGE"
 CODED *F* (over)

94002



This Deed, MADE THIS 19th day of July in the year One Thousand Nine Hundred and Ninety Four

by and between KEVIN C. FITZPATRICK and DIANNE LYNN FITZPATRICK, his wife, parties of the first part; and DASH HOMES, INC., a Maryland corporation, party of the second part.

Witnesseth, That in consideration of the sum of One Hundred Fifteen Thousand Dollars (\$15,000.00), the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey to the said party of the second part, its successors and assigns, in fee simple, that parcel of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME at an iron pipe heretofore set at the beginning of the first line of the secondly described parcel in the Deed by and between Donald S. Carter and Anne H. P. Stick, dated December 30, 1976 and recorded among the Land Records of Baltimore County in Liber 5713, page 133; thence running from said point of beginning and ending along the first, second, third and a part of the fourth line of said parcel, as now surveyed, the following four courses and distances: (1) North 41 degrees 10 minutes 48 seconds East 316.43 feet to an iron pipe found (2) North 44 degrees 48 minutes 25 seconds East 242.83 feet to a point at the end of the fifth line of the land described in Exhibit A in the Deed by and between John W. Hofmeister and wife and John J. Fazzini and wife, dated August 31, 1992 and recorded in Liber 9445, page 357; thence binding reversely along said line South 09 degrees 12 minutes 09 seconds East 371.96 feet to intersect the last or South 45-1/4 degrees West 85.9 perch line of the above mentioned secondly described parcel; thence binding thereon South 47 degrees 05 minutes 37 seconds West 758.63 feet to the point of beginning; containing 9.5495 acres more or less. In accordance with a survey made by APR Associates, Inc. dated March 28, 1994.

TOGETHER WITH a use in common right of way for ingress and egress, to be shared with others entitled to the use thereof, the said right to grant other easements being reserved unto the Grantor named herein, their successors and assigns, to and from Long Green Pike through the firstly described parcel in the above mentioned Deed by and between Donald S. Carter and Anne H. P. Stick, as more particularly described as follows:

BEGINNING FOR THE SAME at an iron pipe heretofore set on the Western right-of-way of Long Green Pike, 60 feet wide, as shown on the Baltimore County, Department of Public Works, Bureau of Land Acquisition Drawing R.W. 71-219-4; said point of beginning being also situated at the end of the third or 54.25 foot line of land described in Exhibit A, in the Deed by and between John W. Hofmeister and wife and John J. Fazzini and wife, dated August 31, 1992 and recorded among the Land Records of Baltimore County in Liber 9445, page 357; thence leaving the outline of said land and running along the Western right-of-way line of Long Green Pike 1) by a curve to the left having a radius of 380.02 feet for an arc and running by a line parallel and 50.00 feet distant from the fourth line in the beforementioned Exhibit A, 2) South 80 degrees 48 minutes 25 seconds West 450.00 feet thence running 3) South 59 degrees 00 minutes 20 seconds West 107.70 feet and 4) South 80 degrees 48 minutes 25 seconds West 159.31 feet to intersect the first line of the firstly described parcel in the Deed by and between Donald S. Carter and Anne H. P. Stick, dated December 30, 1976 and recorded in Liber 5713, page 133; thence binding along a part of said line North 47 degrees 05 minutes 37 seconds East 162.12 feet to a point in line with the beforementioned fourth line in Exhibit A; thence running to a point at the end of said line and then continuing the same course and binding reversely along said line, in all, North 50 degrees 48 minutes 25 seconds East 332.20 feet to the point of beginning; containing 0.4238 acres more or less.

BEING one of the same parcels of ground which by deed dated April 27, 1994 and recorded among the Land Records of Baltimore County, Maryland in Liber SM No. 10492, folio 150 was granted and conveyed by Kevin C. Fitzpatrick and Dianne Lynn Fitzpatrick, his wife unto KEVIN C. FITZPATRICK and DIANNE LYNN FITZPATRICK, his wife, the Grantors herein.

THE Grantor is transferring one RC-2 Density Unit with this conveyance and reserving all others unto themselves.

This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

F. Michael Grace, Esquire

Pet. 5 F

DATE	REVISION	BY
7-21-94	DEVOLUTION - NOTES - VICINITY MAP	C.D.R.
7-18-94	SUBDIVISION	C.D.R.

2027 Harford Road • Baltimore, Maryland 21234 • (410) 444-4242

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING
PROPERTY OF
KEVIN FITZPATRICK AND WIFE
LONG GREEN PIKE
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100' DATE: MAR. 25, 1994

DATE	GRANTOR	GRANTEE	DEED	AREA (Acres)	PARCEL
12/30/1976	DONALD S. CARTER	ANNE H.F. STICK	5713/133	16.34 ±	X 1
8/16/1982	HARRISON M. ROBERTSON JR. & GORDON MALVERN FAIR STICK, PERSONAL REPRESENTATIVES OF THE ESTATE OF ANNE FITCHETT STICK	LOUIS & NANCY HOFFMAN	6423/805	12.49 ±	X 2
5/25/1990	LOUIS & NANCY HOFFMAN	JOHN & DEBORAH HOFMEIR	8490/805	5.00 ±	LOT 1
8/31/1992	JOHN & DEBORAH HOFMEIR	JOHN & ELIZABETH FAZZINI	9445/357	5.00 ±	LOT 1
3/20/1994	LOUIS & NANCY HOFFMAN	KEVIN & DIANNE FITZPATRICK	10400/358	2.2 ±	X 2
4/27/1994	KEVIN & DIANNE FITZPATRICK	KEVIN & DIANNE FITZPATRICK	10492/150	14.9 ±	1
7/21/1994	KEVIN & DIANNE FITZPATRICK	DASH HOMES INC.		2.5 ±	2

Exhibits

1. Site Plan
2. Aerial
3. Zoning - 200 Scale Map
4. Tax Map
5. Devolution and Color Coded Charts Since 1979

A. _____
B. _____
C. _____
D. _____

6. Topography
7743C/22

Fitzpatrick Realty

Phone: 410-665-8639
Fax: 410-661-4283

Sales & Appraisals

1045 Taylor Avenue
Suite 107
Baltimore, MD 21286

"JUST THE FAX"

Date: 8-17-94

To: MR GERBER

From: KEVIN FITZ

7 pages (including cover sheet)

Remarks:

Pet No 7

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 7, 1994

Mr. Kevin C. Fitzpatrick
1045 Taylor Avenue
Suite 107
Baltimore, MD 21286

RE: Limited Exemption
Long Green Pike
12314 & 12322 Long Green Pike
DRC No. 07054C, 11C6

Dear Mr. Fitzpatrick:

On July 5, 1994, the Development Review Committee reviewed the plan submitted on the above referenced project and determined it to be a limited exemption under Section 26-171(a)(6) of the Baltimore County Development Regulations. This exempts your development from the requirements for a Community Input Meeting (CIM), a Hearing Officer's Hearing (HOH), and the submittal of a development plan for review and approval; however, compliance with all applicable zoning regulations and county design standards, including private and public improvements, are required.

The above limited exemption is granted subject to the approval of the non-density transfer special hearing before the zoning commissioner.

Enclosed is a copy of the Minor-Subdivision Procedure package. If you have any questions, please feel free to call me at 410-897-3353.

Respectfully,

Donald T. Rascoe

Donald T. Rascoe
Development Manager

DER-KAK:jaw
Enclosure
c: Larry Pilson
Carolyn Beatty

Printed with Soybean Ink
on Recycled Paper

CERTIFICATION OF APPROVAL OF DEVELOPMENT PLAN OR PLAT
REGARDING THE PROTECTION OF BALTIMORE COUNTY'S
SOIL RESOURCES
(Baltimore County Council Bill No. 434-89)

The development plan or plat submitted by Kevin Fitzpatrick
and referenced as Formerly Lou Hoffman
12314 Long Green Pike has been
reviewed for consistency with Baltimore County Council Bill No. 134-89
and has determined to be ☒ consistent () inconsistent with the
requirements of this Bill.

Property is in woodland and
would result in no significant loss
to ag. resources of area by having
a 5 acre lot rather than 60,000 sq ft.

Not Suppended for
7/29/94

Pet
No 9

To Whom It May Concern,

We are the previous owners of two parcels of land on Long Green Pike (See Liber 6423 Folio 805). One parcel was 16.34 acres (known as Parcel 2) and the other was 12.49 acres (known as Parcel 3). On May 25, 1990 we divided and conveyed 5.0 acres to John & Deborah Hofmeier. The lot conveyed consisted of 2.55 acres from Parcel 2 and 2.45 acres from Parcel 3. Our intention was to transfer only one density unit with the 5.0 acre lot.

Louis Hoffman
Louis Hoffman

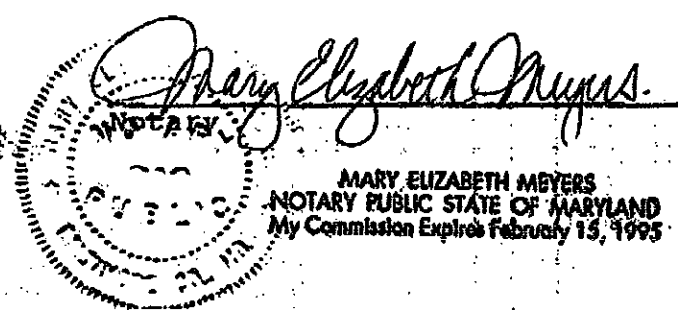
7/28/94
Date

Nancy Hoffman
Nancy Hoffman

7/28/94
Date

Mary Elizabeth Myers
Mary Elizabeth Myers

7/28/94
Date



Pet 10

To Whom It May Concern,

We are the previous owners of a lot known as 12330 Long Green Pike, Map 53, Grid 18, Parcel 461, which is a 5.0 acre lot adjacent to two properties owned by Kevin C. and Dianne Lynne Fitzpatrick. We purchased the lot from Louis Hoffman who had it subdivided from two larger parcels. The remainder of those two lots are the two properties the Fitzpatricks now own.

It is our understanding Mr. & Mrs. Fitzpatrick would like to subdivide one of those lots into two lots. It is also our understanding that in order for them to do so the lot we used to own must be considered as one density right even though it was subdivided from two larger parcels.

We understand the lot was divided with the intention of having one density right from one of the larger former parcels and the portion from the other former parcel would be considered a non-density parcel.

John W. Hoffman
John W. Hoffman

8-1-94
Date

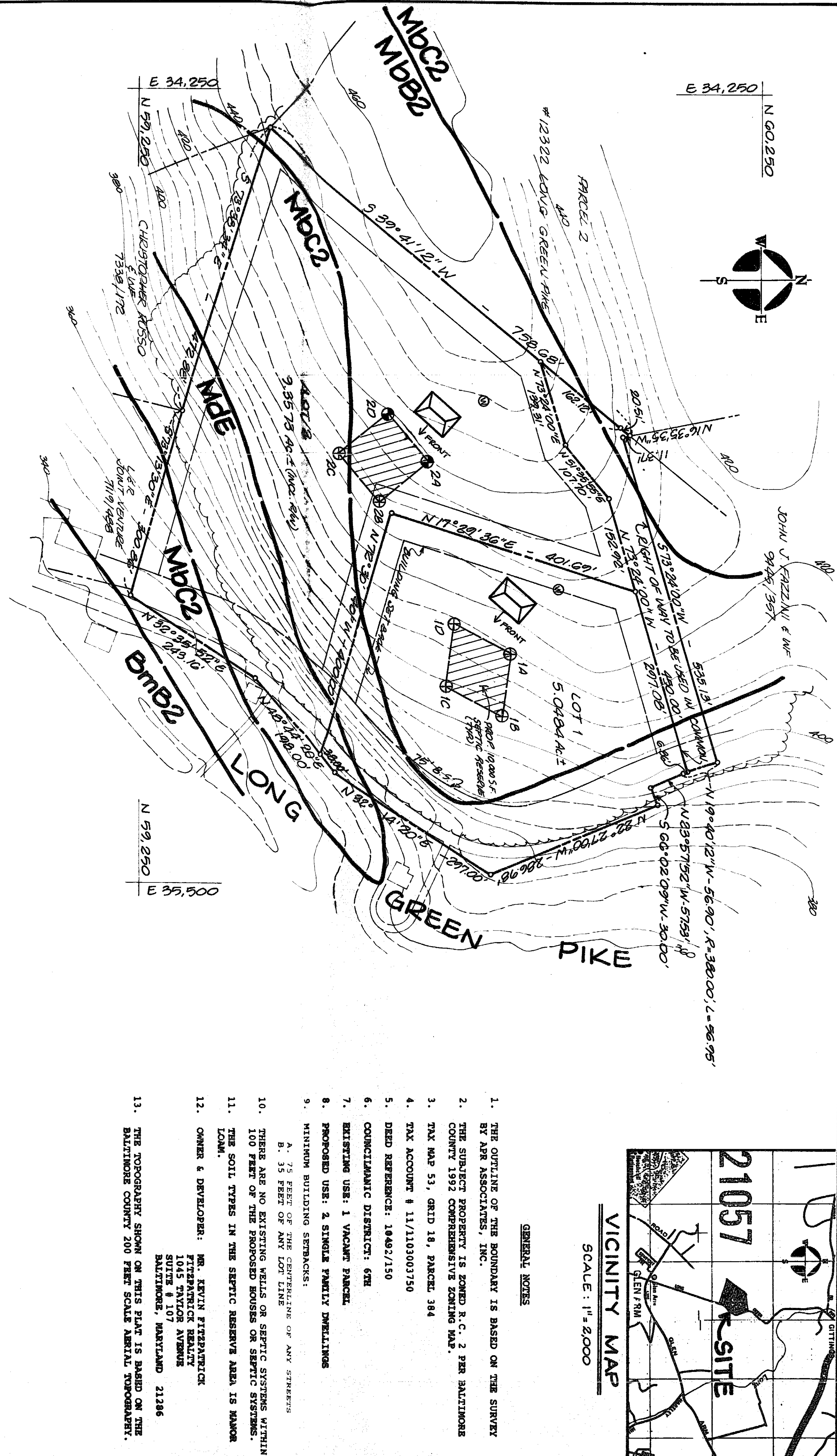
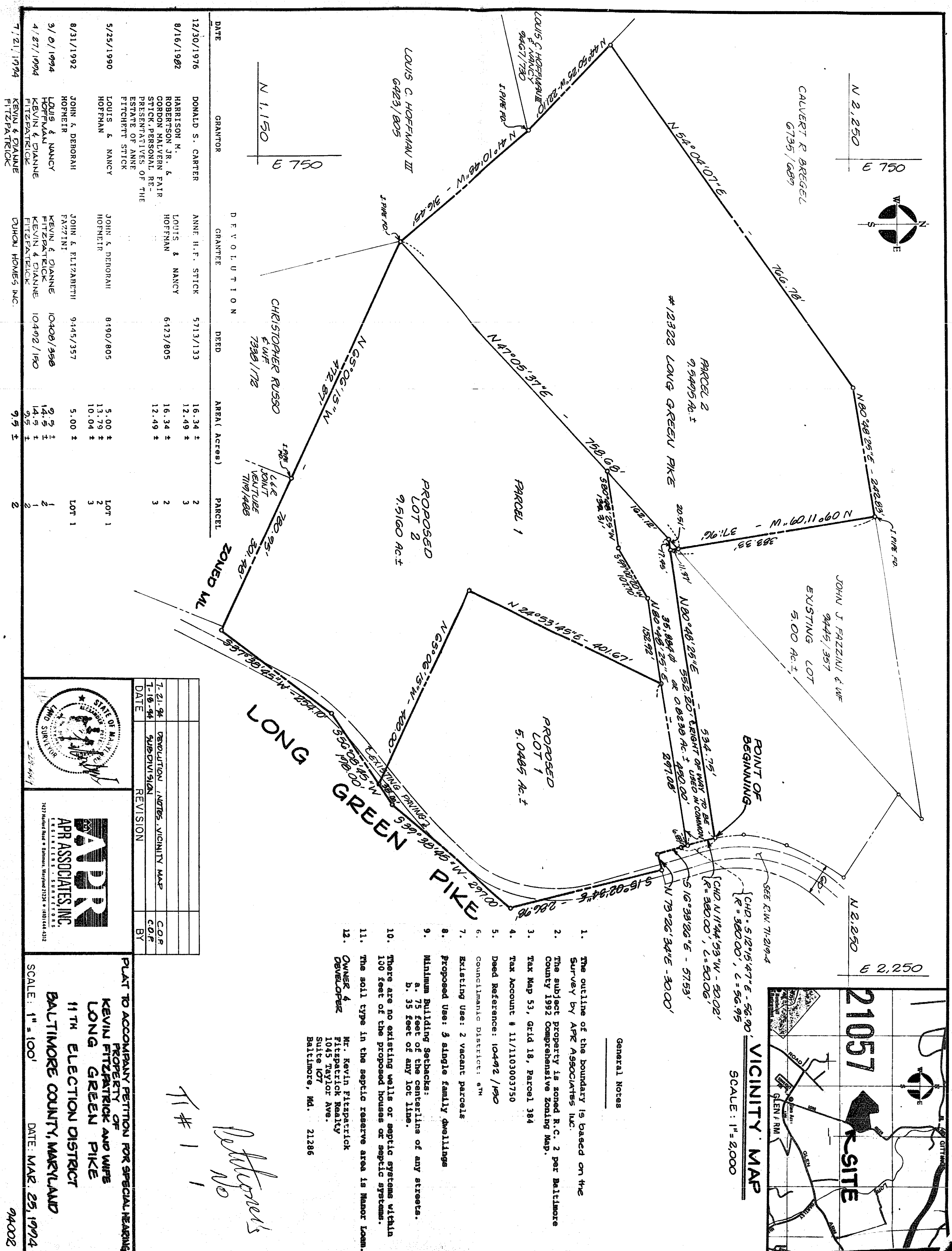
Deborah L. Hofmeier
Deborah L. Hofmeier

8/1/94
Date

Notary

Date

Pet 11



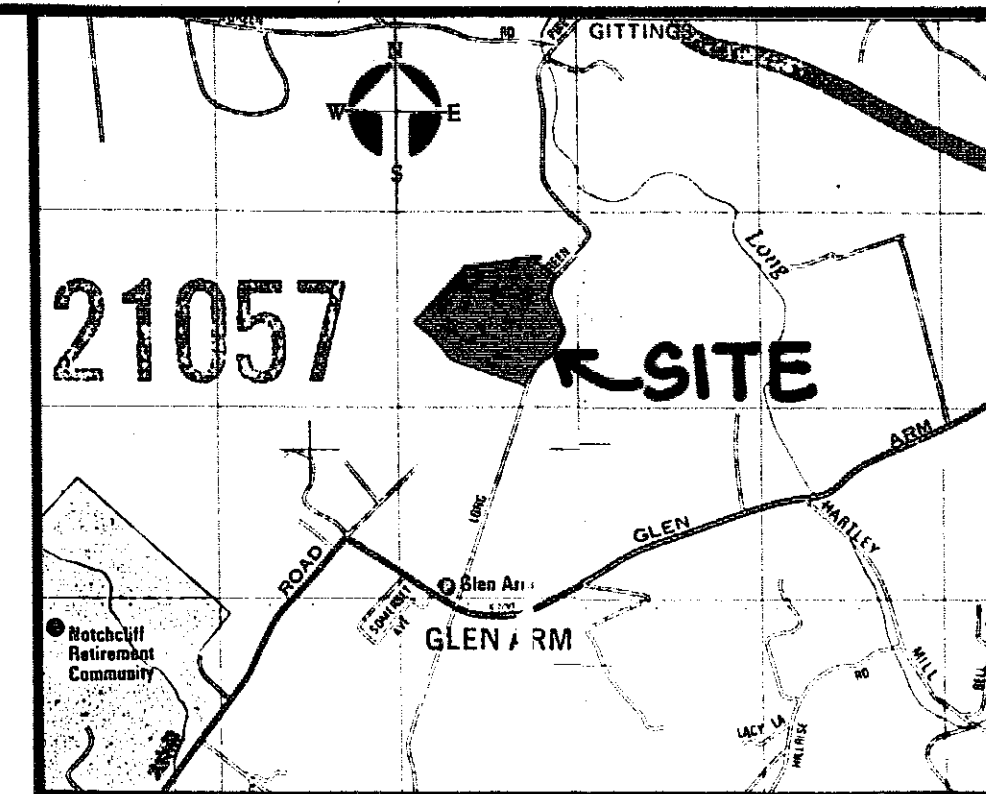
MINOR SUBDIVISION
PROPERTY OF
**KEVIN FITZPATRICK AND WIFE
LONG GREEN PIKE
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

DATE: AUG. 4, 1994

REVISION

BY

APR ASSOCIATES, INC.
2027 Howard Road • Baltimore, Maryland 21204 • (410) 644-4312



SCALE : 1" = 2,000

General Notes

1. The outline of the boundary was plotted from deeds & other sources and is not a survey.
2. The subject property is zoned R.C. 2 per Baltimore County 1992 Comprehensive Zoning Map.
3. Tax Map 53, Grid 18, Parcel 384
4. Tax Account # 11/1103003750
5. Deed Reference: ~~10492~~ /190
6. Councilmanic District: 6TH
7. Existing Use: 2 vacant parcels
8. Proposed Use: single family dwellings
9. Minimum Building Setbacks:
 - a. 75 feet of the centerline of any streets.
 - b. 35 feet of any lot line.
10. There are no existing wells or septic systems within 100 feet of the proposed houses or septic systems.
11. The soil type in the septic reserve area is Manor Loam.
12. The topography shown on this plat is based on the Baltimore County 200 feet scale aerial topography.
13. OWNER &
DEVELOPER Mr. Kevin Fitzpatrick
Fitzpatrick Realty
1045 Taylor Ave.
Suite 107
Baltimore, Md. 21266

95-23-5PH

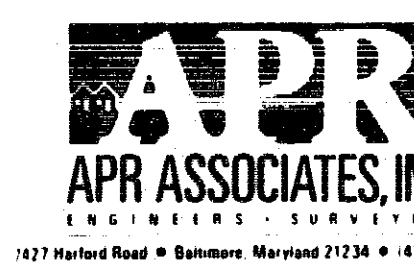
KEY



PROPOSED LOCATION OF PERCOLATION
TEST WHICH ARE STAKE-OUT IN THE FIELD

⑦ PROPOSED WELL

4-11-94	PERC. ADJ. LOT 3		C.O.
3-30-94	FIELD LOCATED PERC. TESTS		C.O.
DATE	REVISION		B



PLAT TO ACCOMPANY APPLICATION FOR BLOQ. PERMIT
PROPERTY OF FOR PARCELS 142
KEVIN FITZPATRICK
LONG GREEN PIKE
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 100'

DATE JAN. 13 1994

94022

ATTACHMENT A

and confirm that the subject R.C.2 property: (1) is now, and has been, two pre-1979 lots of record between 2 and 100 acres each, and (2) the transfer of the post-1979 Fazzinini (Hoffman/Hofmeir) Lot represented the utilization of one density unit, and (3) there are four R.C.2 density units on the property that can be allocated as shown on the site plan, and (4) the requested relief would be consistent with the spirit and intent of the zone.

7501C(2)

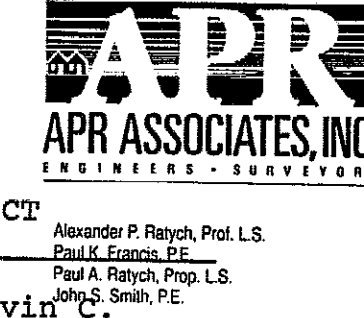
ATTACHMENT B

Contract Purchasers for property on attached Petition for Special Hearing:

1. Neil M.H. Graham
signature
Address:
34 Southwick Bridge Way
Lutherville, Maryland 21093
2. Richard J. Watson
signature
Address: (tenants in common)
12017 Glen Arm Road
Glen Arm, Maryland 21057
3. Robert D. Brophy
signature
Address:
63 Odeon Court
Baltimore, Maryland 21234
4. Dahan Homes, Inc.
signature
Nick Dahan, President
Dahan Homes, Inc.
2231 Conowingo Road
Belair, MD 21014

7501C(1)

ZONING DESCRIPTION
FOR 12314 LONG GREEN PIKE
11TH ELECTION DISTRICT TO 6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



BEING Parcel 1 in the Deed by and between Kevin Fitzpatrick and wife and Kevin C. Fitzpatrick and wife dated April 27, 1994 and recorded in Liber 10492, at Folio 150.
BEGINNING FOR THE SAME at an iron pipe on the Westerly right-of-way line of Long Green Pike, 60 feet wide, and at the beginning of the above mentioned Parcel 1 and then binding along the outlines of said parcel the following 11 courses and distances: 1) by a curve to the left having a radius of 380.00 feet for an arc length of 56.95 feet and a chord of South 12 degrees 15 minutes 47 seconds East 56.90 feet and then 2) South 16 degrees 33 minutes 26 seconds East 57.33 feet to a point on the Southerly termination of said 60 feet wide right-of-way; thence crossing Long Green Pike 3) North 73 degrees 26 minutes 34 seconds East 30.00 feet to a point in the centerline of Long Green Pike; thence crossing and recrossing Long Green Pike 4) South 15 degrees 02 minutes 34 seconds East 286.98 feet 5) South 39 degrees 38 minutes 45 seconds West 297.00 feet 6) South 56 degrees 08 minutes 45 seconds West 198.00 feet and 7) South 37 degrees 38 minutes 45 seconds West 254.10 feet, to a point on the Northwest side of said Pike; thence leaving Long Green Pike and running 8) North 65 degrees 06 minutes 15 seconds West 780.95 feet 9) North 47 degrees 05 minutes 37 seconds East 758.68 feet 10) South 09 degrees 11 minutes 11

7427 Harford Road
Baltimore, Maryland 21234-7160
(410) 444-4312
Fax: (410) 444-1647

95-23-SPH

ZONING DESCRIPTION
FOR 12314 LONG GREEN PIKE
11TH ELECTION DISTRICT TO 6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
PAGE 2

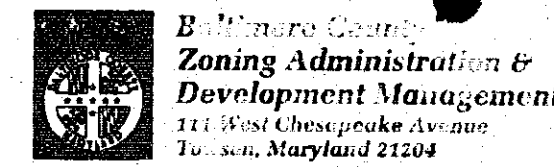
seconds East 11.37 feet 11) North 80 degrees 48 minutes 25 seconds East 534.75 feet to the point of beginning; containing 14.5645 acres more or less.

07/21/94
LGP11.DSC



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 8/5/94
Posted for: Special Hearing
Petitioner: Kevin C. Fitzpatrick, et al. & Neil M. Graham, et al.
Location of property: 12314 Long Green Pike, 11th
Location of Signs: 12314 Long Green Pike, 11th
Remarks:
Posted by: 11th Signature
Number of Signs: 1



Date: 7/22/94
Fitzpatrick - 12314, 12322, 12330
Long Green Pike
040 - Special Hearing (Hearings) - \$250.00
080 - 1 sign posting - \$35.00
Total \$285.00

receipt
95-23-SPH

Account: R 001-6150
Number
Taken In By: 250X
Item Number: 23

PETITION PROCESSING FLAG

Item Number: 23
Planner: MT
Date Filed: 7-22-94

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

- The following information is missing:
- ☒ Actual address of property
 - ☐ Zoning
 - ☐ Acreage
 - ☐ Plans (need 12, only 1 submitted)
 - ☐ 200 scale zoning map with property outlined
 - ☐ Election district
 - ☐ Councilmanic district
 - ☐ BCZR section information and/or wording
 - ☐ Hardship/practical difficulty information
 - ☒ Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - ☐ Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - ☐ Signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - ☐ Notary Public's section is incomplete and/or incorrect and/or commission has expired

PER-FLAG (TXTSOPH)
11/17/93

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Carl Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 23
Petitioner: Kevin C. Fitzpatrick
Location: 12314 Long Green Pike
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Kevin C. Fitzpatrick
ADDRESS: 1045 Taylor Ave, Suite 107
Towson, Md. 21286
PHONE NUMBER: 665-8839

AJ:ggg

(Revised 04/09/93)

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 104 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #05-23-SPH (Item 23)
#12314, #12322, and #12330 Long Green Pike
W.S. Long Green Pike
2802' N of Glen Arm Road
11th Election District
6th Councilmanic District
Legal Owners:
Kevin C. Fitzpatrick and John A. Fitzpatrick
Contract Purchaser(s):
Neil M. Graham, et al.
Hearing: Thursday, August 25, 1994 at 9:00 A.M. in Rm. 118, Old Courthouse.

Special Hearing to approve and confirm that the subject R.C.2 property (1) is now, and has been, two pre-1979 lots of record between 2 and 100 acres each; (2) the transfer of the post-1979 Fazzinini (Hoffman/Hofmeir) Lot represented the utilization of one density unit; (3) there are four R.C.2 density units on the property that can be allocated as shown on the site plan; and (4) the requested relief would be consistent with the spirit and intent of the zone.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

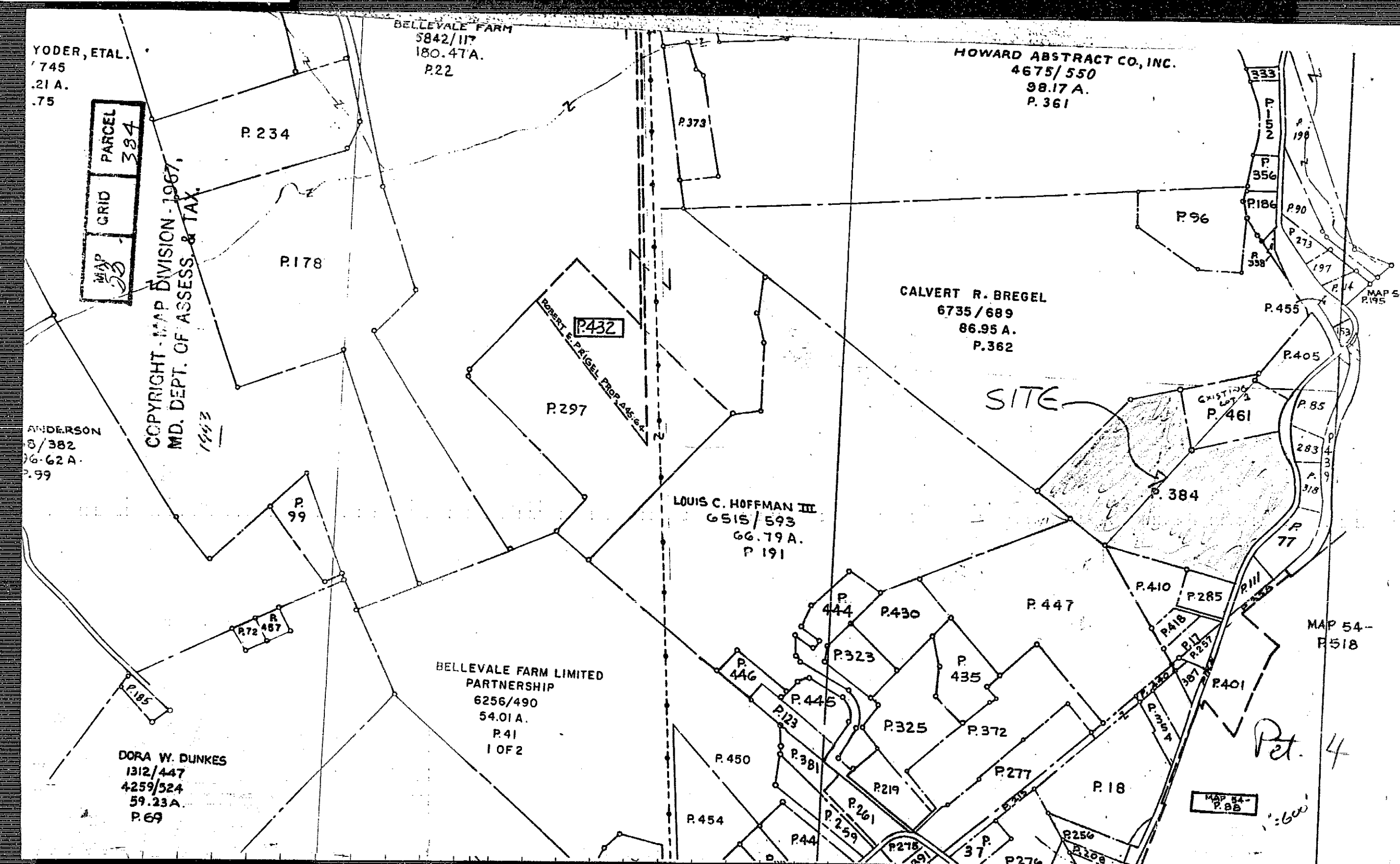
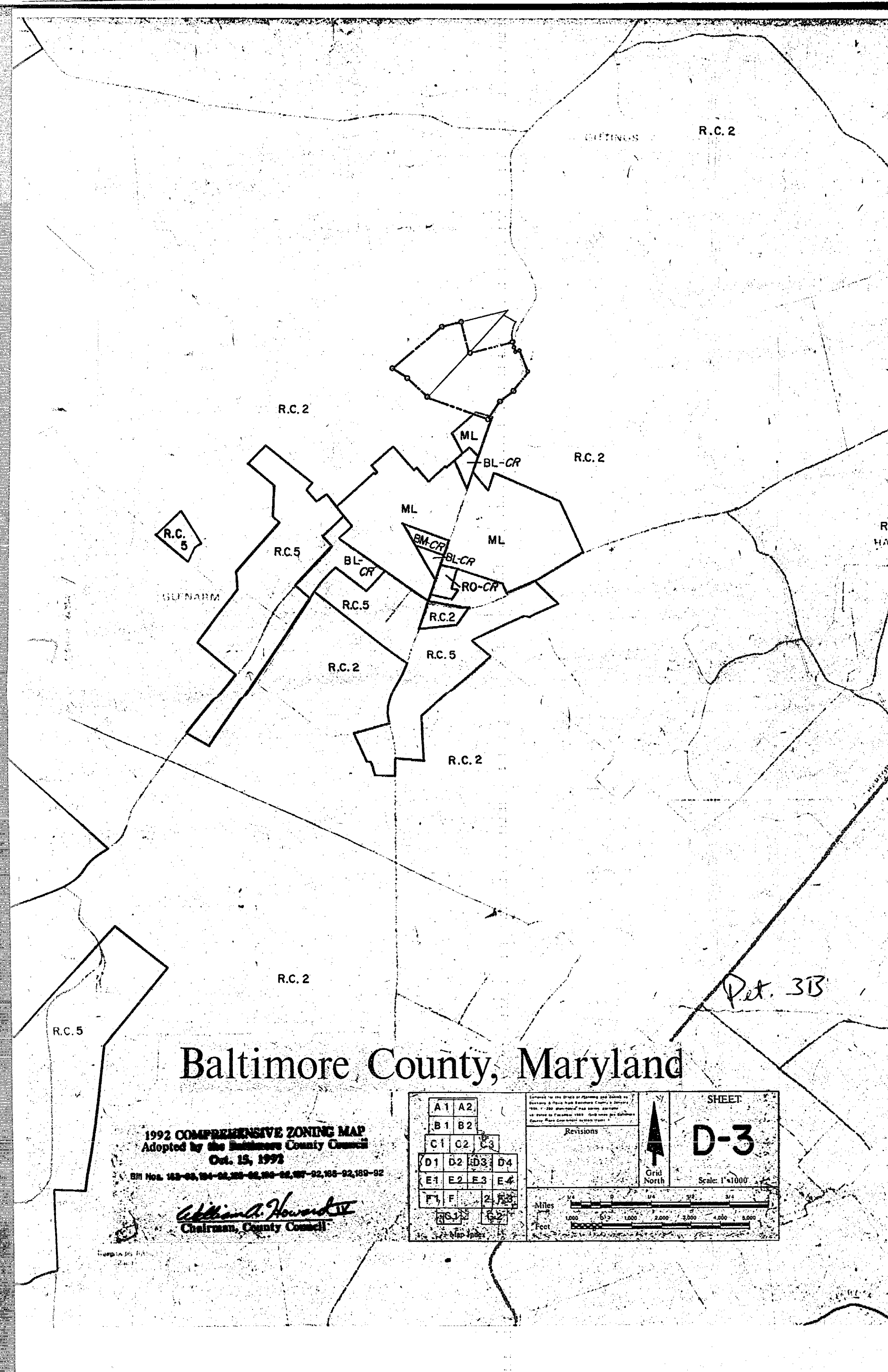
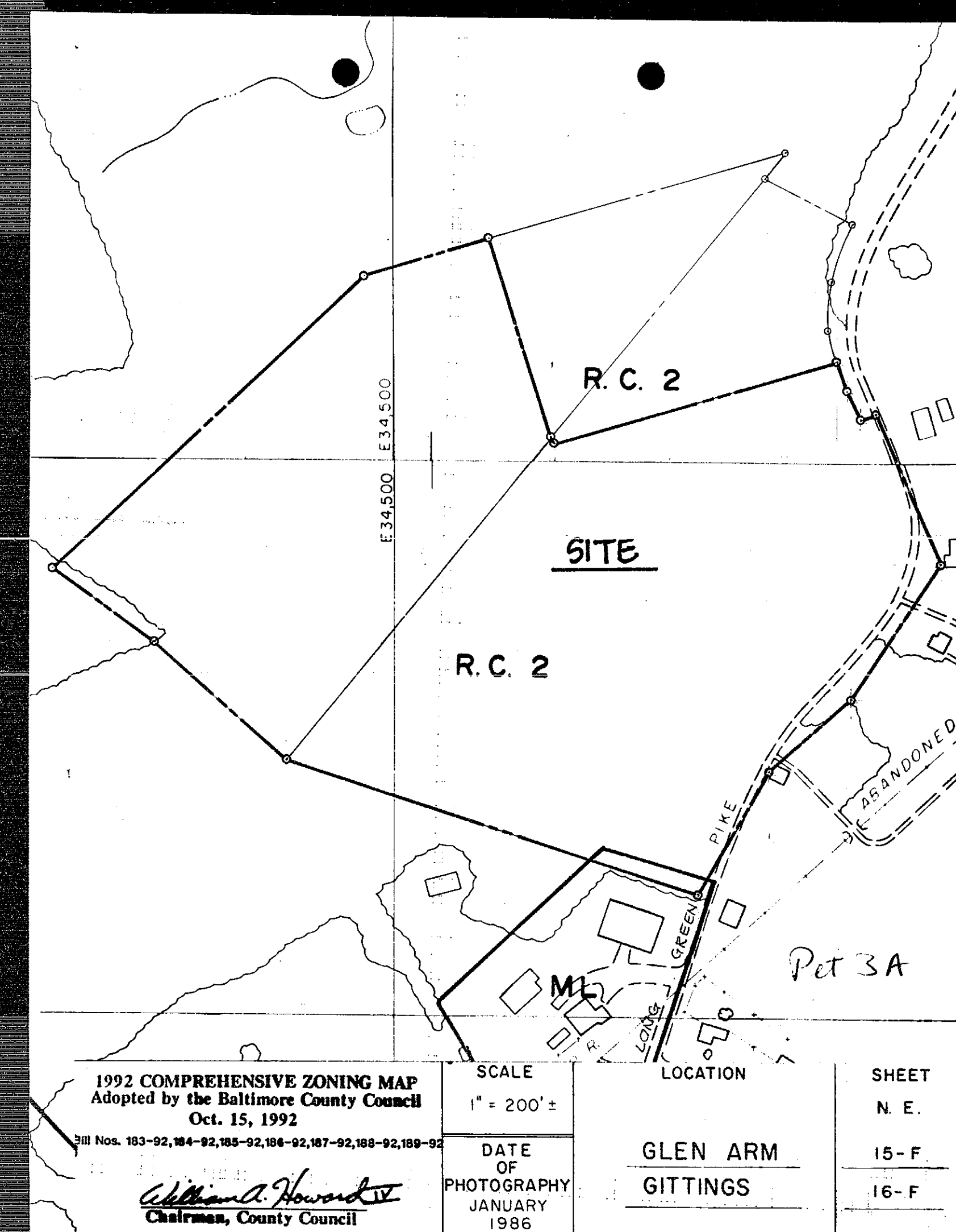
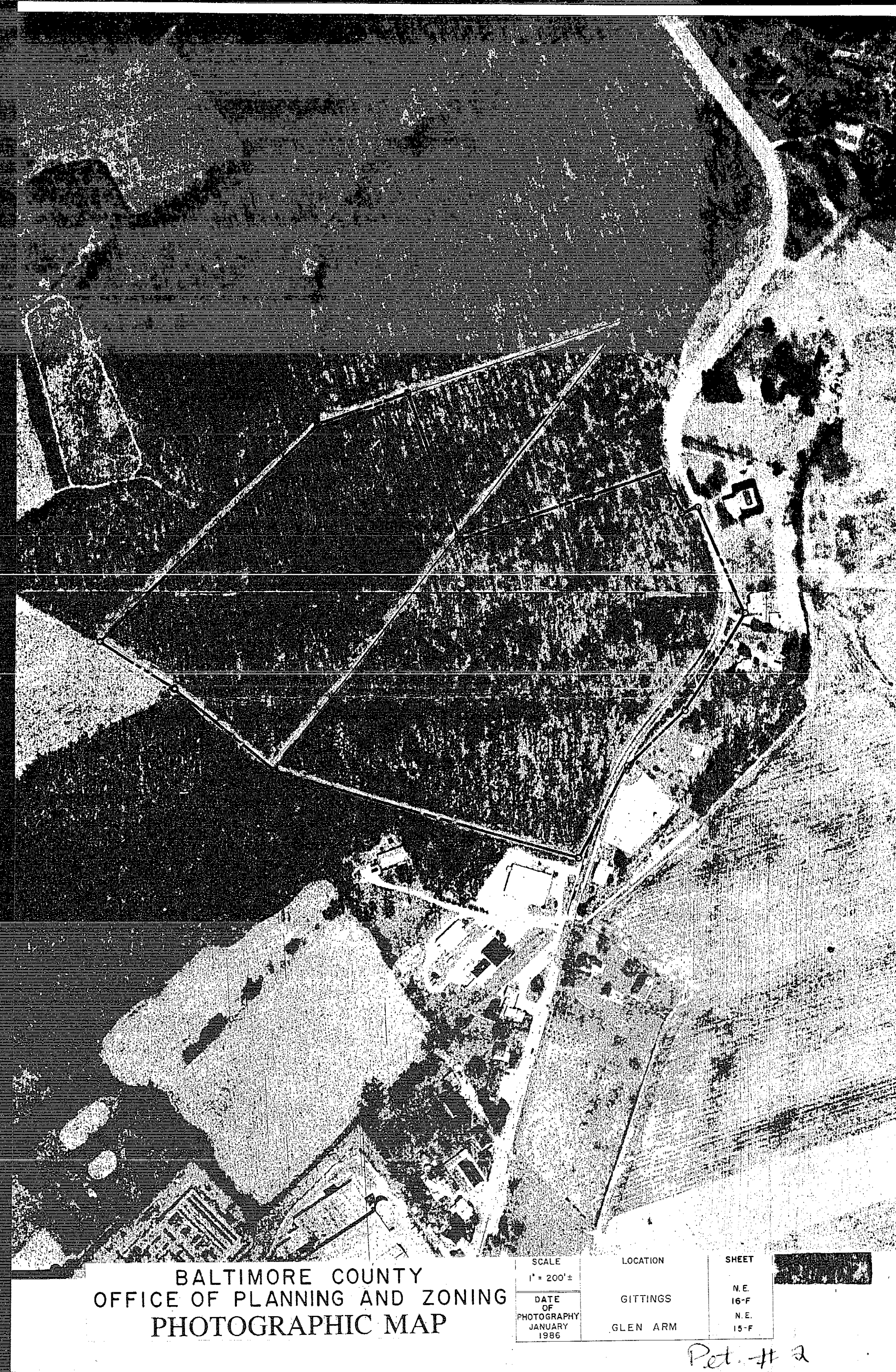
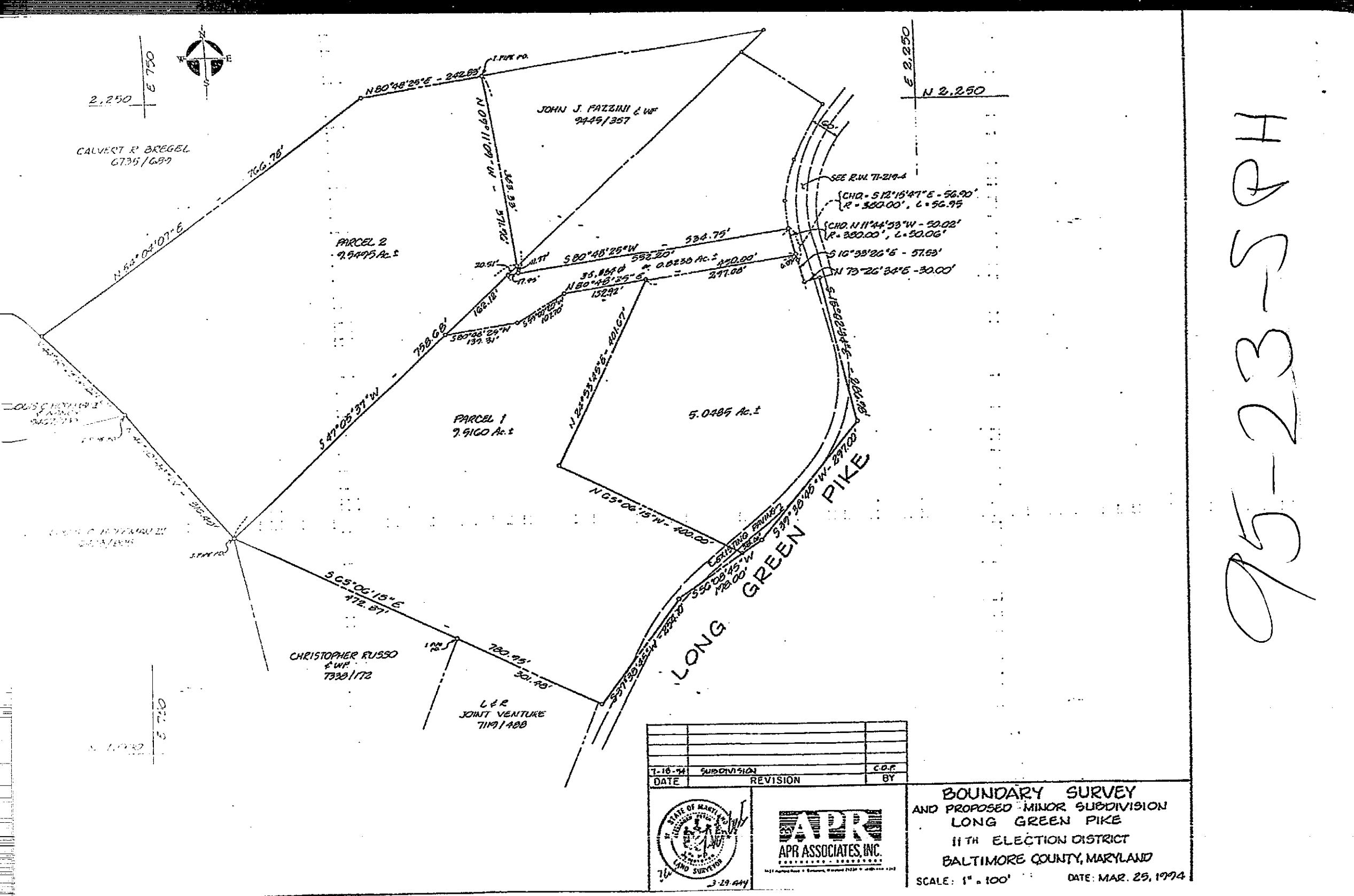
NOTES: (1) Hearings are held upon request. For special accommodations, please call 887-3353.
(2) For information concerning the file and/or hearing, please call 887-3353.
8/02/94 August 4.

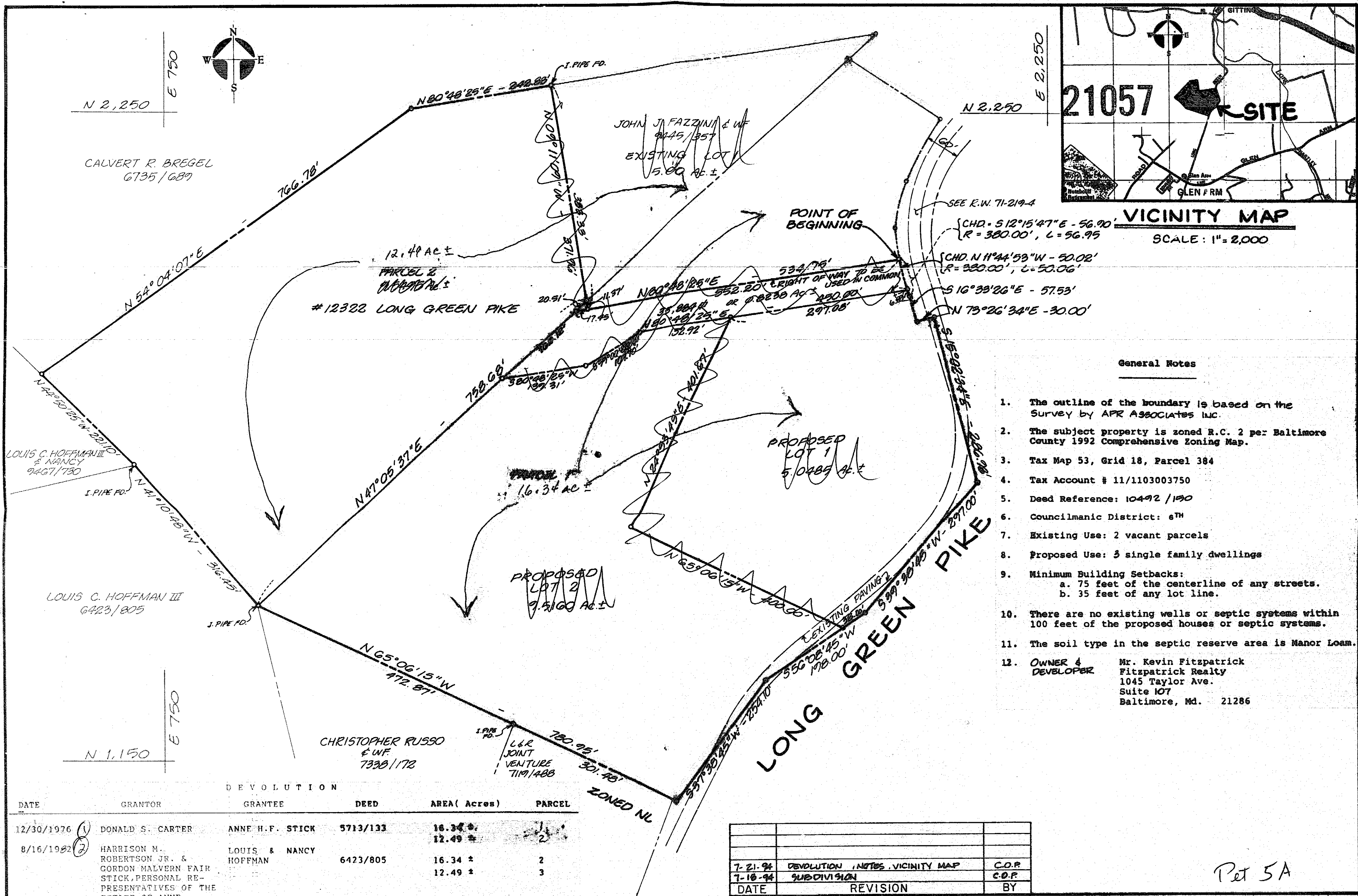
CERTIFICATE OF PUBLICATION

TOWSON, MD., August 5, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 4, 1994

THE JEFFERSONIAN,
A. Henderson
LEGAL AD. - TOWSON





VICINITY MAP
SCALE: 1"=2,000

General Notes

- The outline of the boundary is based on the Survey by APR Associates Inc.
- The subject property is zoned R.C. 2 per Baltimore County 1992 Comprehensive Zoning Map.
- Tax Map 53, Grid 18, Parcel 384
- Tax Account # 11/1103003750
- Deed Reference: 10492/190
- Councilmanic District: 6TH
- Existing Use: 2 vacant parcels
- Proposed Use: 3 single family dwellings
- Minimum Building Setbacks:
a. 75 feet of the centerline of any streets.
b. 35 feet of any lot line.
- There are no existing wells or septic systems within 100 feet of the proposed houses or septic systems.
- The soil type in the septic reserve area is Manor Loam.
- OWNER & DEVELOPER: Mr. Kevin Fitzpatrick, Fitzpatrick Realty, 1045 Taylor Ave., Suite 107, Baltimore, Md. 21286

DATE	GRANTOR	GRANTEE	DEED	AREA (Acres)	PARCEL
12/30/1976	DONALD S. CARTER	ANNE H.F. STICK	5713/133	16.34 ± 12.49 ±	1 2
8/16/1982	HARRISON M. ROBERTSON JR. & GORDON MALVERN FAIR STICK, PERSONAL REPRESENTATIVES OF THE ESTATE OF ANNE FITCHETT STICK	LOUIS & NANCY HOFFMAN	6423/805	16.34 ± 12.49 ±	2 3
5/25/1990	LOUIS & NANCY HOFFMAN	JOHN & DEBORAH HOFMEIR	8490/805	5.00 ± 13.79 ± 10.04 ±	LOT 1 2 3
8/31/1992	JOHN & DEBORAH HOFMEIR	JOHN & ELIZABETH FAZZINI	9445/357	5.00 ±	LOT 1
3/8/1994	LOUIS & NANCY HOFFMAN	KEVIN & DIANNE FITZPATRICK	10408/558	2.3 ± 14.5 ±	1 2
4/27/1994	KEVIN & DIANNE FITZPATRICK	KEVIN & DIANNE FITZPATRICK	10492/190	14.5 ± 9.5 ±	1 2
7/21/1994	KEVIN & DIANNE FITZPATRICK	DIHON HOMES INC.		9.9 ±	2

7-21-94
7-18-94
DATE
REVISION
BY

STATE OF MARYLAND
APR ASSOCIATES, INC.
ENGINEERS - SURVEYORS
2427 Mayfield Road • Baltimore, Maryland 21234 • (410) 444-4318

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING
PROPERTY OF
KEVIN FITZPATRICK AND WIFE
LONG GREEN PIKE
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=100'
DATE: MAR. 25, 1994

(Individual Form)
App. II- 91915
LIBER 5713 PAGE 133

This Deed, Made this 30th day of DECEMBER, in the year one thousand nine hundred and seventy - six, by and between DONALD S. CARTER, party of the first part, Grantor; and ANNE H.F. STICK, party of the second part, Grantee.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantee, her heirs, personal representatives and assigns, in fee simple, all those lot(s) of ground situate in the Eleventh Election District of Baltimore County in the State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE FIRST at remains of and in the place where formerly stood a bounded chestnut tree, the beginning of a lot containing about six acres, conveyed by Margaret Gittings to John S. Gittings, said tree being also a boundary of the land formerly belonging to Hiale and of John V. Wilson's land, and running thence bounding on said Wilson's outline as corrected for variation, North forty-four degrees and one-fourth of a degree East eighty-two perches and fourteen links, to the end of the first line of Robert Roach's lot, thence binding on said first line reversely as corrected, South fifty-eight degrees and one-half of a degree East twelve perches to the beginning of said Roach's lot on the north-west side of said Turnpike Road, thence crossing and recrossing said road, South 15 degrees west thirteen perches and three-tenths of a perch to a point on the northwest side of the road, thence with and crossing said road, South twenty degrees East twenty-one perches and one-third of a perch to a point on the Southeast side of said road, thence crossing and recrossing said road, South thirty-four degrees and one-fourth of a degree West eighteen perches to a point on the southeast side of the road, thence in the road South fifty degrees and three-quarters of a degree West twelve perches, thence South thirty-two degrees and one-fourth of a degree West fifteen perches and four-tenths of a perch to a stake on the northwest side of the Turnpike at the end of the second line of the lot conveyed by Margaret Gittings to John S. Gittings before referred to, thence with the given line of said lot North seventy degrees and one-half of a degree West forty-seven perches and one-third of a perch to the beginning. Containing sixteen acres, one rood and twenty-eight square perches of land, more or less.

SAVING AND EXCEPTING therefrom so much of said parcel as was conveyed to Baltimore County, Maryland by Deed dated April 5, 1976 and recorded among the Land Records of Baltimore County in Liber EHK, JR. No. 5629, folio 768.

BEGINNING FOR THE SECOND at a stone planted at a point where formerly stood a chestnut tree, a boundary of the above named tract of land and running thence and bounding on Goodwin Wilson's land North forty-four degrees west nineteen and one-tenth perches to a stone planted, a corner of the lands of said J. Wilson and L. Street, thence bounding on L. Streets land north forty-nine and one-quarter degrees west thirteen and four-tenths perches to a stump and notch on fence, thence bounding land of John V. Wilson two courses viz: North forty-nine degrees east forty-seven and eight tenths perches to a poplar tree near a spring and north eighty-two degrees east forty-eight and one-half perches to intersect the line heretofore dividing the lands of said J.V. Wilson and Robert Roach at a stone planted thence bounding on said line south forty-five and one-quarter degrees west eighty-five and nine-tenth perches to the beginning. Containing twelve acres, two roods and twelve square perches more or less.

BEING part of the property which by Deed dated May 8, 1969 and recorded among the Land Records of Baltimore County in Liber OTG No. 4989, folio 130, was granted and conveyed by Elva Roach Bachman and Harold Bachman, her husband to the Grantor herein.

1125.00 AC

Pet 5A

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